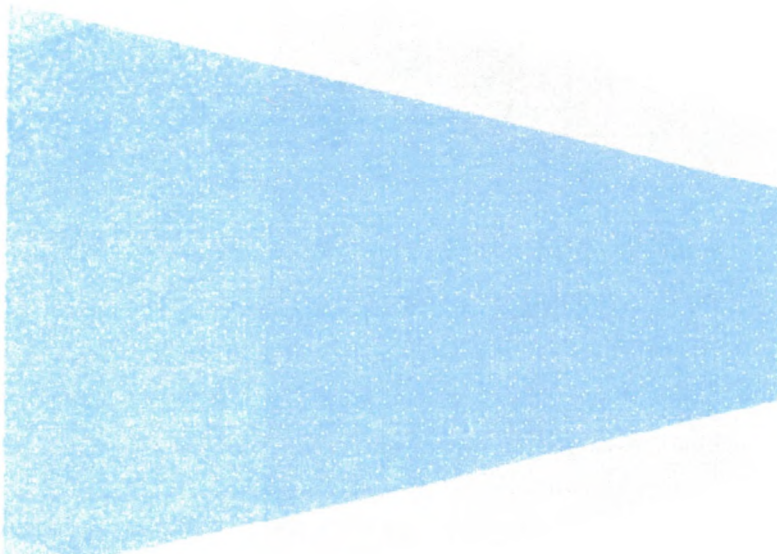


Town of Riverhead

Industrial Development Agency

Application for Financial Assistance



AMD 4/22



PROJECT SUMMARY

GENERAL

Name of Project Island Water Park d/b/a Scott's Pointe

Location of Project 5835 Middle County Road a/k/a State Road 25, Calverton, New York

Urban Renewal Area Empire Zone Brownfield Vacant Blighted

PROJECT TYPE

Industrial Not-for-Profit Commercial Office Other X

Housing Manufacturing Retail Services

KEY DATES

Originally submitted 10/30/18

Application Submitted IDA Approval 12/2021 Proposed Public Hearing

PROJECT SIZE

Acreage 42 Acres Building Sq Ft 75,000 Sq. Ft. New Construction (sq. ft.) N/A

Add Rehab/Expansion (sq. ft.) N/A Estimated Project Cost \$38,000,000.00

TYPE OF ASSISTANCE REQUESTED

Tax Exempt Bonds Taxable Bonds

Sales Tax X Mortgage Recording Tax X Real Property Tax Deferment X

Standard 485-b Not-for-Profit Double 485B

Affordable Housing Downtown Policy

Other Additional

JOBS/PAYROLL (Estimated)

current jobs
Retained Jobs FT 26, PT 161, FTE 75 Current Payroll \$1,326,000.00 Avg. Annual Wage \$85,000.00

New Jobs FT 26, PT 161, FTE 75 Projected Payroll \$2,116,714.00 New Avg. Annual Wage \$20,000.00

Construction Jobs N/A Avg. Wage \$20.00/hr

ASSESSED VALUE/TAXES

Current Assessed Value \$2,215,600.00 Projected Increase AV

Current Taxes 2024 Taxes with IDA benefits \$27,818.86 Projected Increase in Taxes



RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF RIVERHEAD

4 West Second Street
Riverhead, New York 11901

P (631) 369-5129
F (631) 369-6925

APPLICATION FOR FINANCIAL ASSISTANCE

Date December 27, 2024

APPLICATION OF: Island Water Park Corp. d/b/a Scott's Pointe

Name of owner/user of Proposed Project

5835 Middle Country Road, Calverton, New York 11933

Address

Type of Application:

☐ Tax-Exempt Bond ☐ Taxable Bond

☒ Straight Lease ☒ Refinance

☐ Not-for-Profit ☐ Other

Please respond to all items either by filling in blanks, by attachment (by marking space "See Attachment Number 1," etc.) or by N.A., where not applicable. Unless otherwise directed, this application must be filed in 1 copy and forwarded electronically. A non-refundable application fee is required at the time of submission of this application to the Riverhead Industrial Development Agency (the "Agency"). The non-refundable application fee is \$2,000 for applications under \$5 million and \$4,000 for applications for \$5 million or more. This fee will be applied to the Agency's Administrative Fee at closing.

If applicable and at the time of inducement, Bond Counsel/Transaction Counsel will require a \$3,000 deposit which will be applied to actual out-of-pocket disbursements made during the inducement and negotiation processes, and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an Official Inducement Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

PLEASE NOTE:

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application.

www.riverheadida.org

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Please answer all questions. Do not leave blanks. Answer N/A where applicable.

Part I: Owner & User Data

1. Owner Data:

A. Owner of Facility (Applicant for assistance): Island Water Park Corp. d/b/a Scott's Pointe
(Company Name)

Address: 5835 Middle Country Road

Calverton, New York 11933

Federal Employer ID #:

Website: www.scottspointe.com

NAICS Code: 531120

Owner Officer Certifying Application: Eric Scott

Title of Officer: President/Sole Shareholder

Phone Number:

E-mail:

B. Business Type:

Sole Proprietorship ☐

Partnership ☐

Privately Held ☒

Public Corporation ☐

Listed on

Date & State of Incorporation/Formation: 06/10/2016 - NYS

C. Nature of Business:

(e.g., "manufacturer of for industry"; "distributor of "; or "real estate holding company")

Real Estate Holding Company

D. Owner Counsel:

Firm Name: Certilman Balin Adler & Hyman, LLP

Address: 90 Merrick Avenue, 9th Floor

East Meadow, New York 11554

Individual Attorney: Brendan J. DeRiggi, Esq.

Phone Number: (516) 296-7080

E-mail: bderiggi@certilmanbalin.com

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name

Percent Owned

NAME	DATE

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

N/A

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

Yes, Island Water Park Operations, LLC

I. List parent corporation, sister corporations and subsidiaries:

PARENT CORPORATION: Island Water Park Corp.

OPERATING COMPANY: Island Water Park Operations, LLC

SUBSIDIARIES: Lakeview Grill Corp.

Lakeview Security & Investigations, Inc.

J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? If so, explain in full:

No

K. Has the Owner/Company made a public offering or private placement of stock within the last 3 years? If so, please describe and provide the Offering Statement used.

No

L. List major bank references of the Owner:

[REDACTED]

2. User Data

*** (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) ***

A. User (together with the Owner, the "Applicant"): Island Water Park Operations, LLC
(Company Name)

Address: 5835 Middle Country Road

Calverton, New York 11933

Federal Employer ID #: [REDACTED] Website: www.scottspointe.com

NAICS Code: 713110

User Officer Certifying Application: [REDACTED]

Title of Officer: Member/Manager

Phone Number: [REDACTED] E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☒

Public Corporation ☐ Listed on _____

Date and State of Incorporation/Formation: 6/10/16 New York

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Indoor/outdoor extreme water park, restaurants, catering hall and recreation facility.

D. Are the User and the Owner Related Entities? Yes ☒ No ☐

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: Certilman Balin Adler & Hyman, LLP Phone Number: (516) 296-7080

Address: 90 Merrick Avenue, 9th Floor E-mail: bderiggi@certilmanbalin.com
East Meadow, New York 11554

Individual Attorney: Brendan J. DeRiggi, Esq.

F. Principal Stockholders or Partners, if any (5% or more equity):

Name	Percent Owned
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No _____

- ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

- H. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

N/A

- I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

Lakeview Grill Corp. - [REDACTED] This corporation is responsible for the restaurants.

Lakeview Security & Investigations, Inc.- The ownership of this entity is as follows: [REDACTED]

[REDACTED] This corporation that is responsible for the security for the entire facility.

- J. List parent corporation, sister corporations and subsidiaries:

PARENT CORPORATION: Island Water Park Corp.

OPERATING COMPANY: Island Water Park Operations, LLC

SUBSIDIARIES: Lakeview Grill Corp.

Lakeview Security & Investigations, Inc.

- K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

N/A

- L. List major bank references of the User:

[REDACTED]

Part II – Applicant's Operation at Current Location

**** (This section seeks information related to the current location of the applicant's business operations. If the Owner and the User are unrelated entities, please answer separately for each.) ****

1. Current Location Address: 5835 Middle Country Road, Calverton, New York 11933
2. Owned or Leased: Owned
3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):
Acreage: 42 Square Footage: 75,000 Number of Buildings: 1 Number of Floors: 2
4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services at this location:
Indoor/outdoor extreme water park, restaurants, catering hall and recreation facility.
5. Are other facilities or related companies of the Applicant located within the State?
Yes ☐ No ☒

A. If yes, list the Addresses:
6. Will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities of the Applicant located within the State? Yes ☐ No ☒

A. If no, explain how current facilities will be utilized: Indoor/outdoor extreme water park, restaurants and recreation facility, which activities include: Kayaking, laser tag, virtual reality, arcade, volleyball courts, kids room, ax throwing and surf pool. Site plan approval pending for: go-karts, pickleball courts and catering hall.

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:
7. Has the Applicant actively considered sites in another state? Yes ☒ No ☐

A. If yes, please list states considered and explain: Applicant maintained a residence in North Carolina and continues to maintain a residence in Florida. Applicant strongly considered North Carolina or Florida for the location of this Project, but since Applicant grew up on Long Island and has strong ties on Long Island including friends, family and his primary residence he chose to bring his vision to life in his hometown.

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☒ No ☐

A. Please explain: _____

9. Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes ☐ No ☒

A. Please explain: _____

10. Number of full-time employees at current location and average salary: 26 full-time employees, 161 part time, and 75 full-time equivalent employees

11. Current annual payroll: Prior to IDA approval there were no employees.

Currently there are 26 full-time employees, 161 part-time employees, and 75 full-time equivalent employees;

the current payroll is \$1,326,000.00.

Part III – Proposed Project Data

1. Project Type:

- A. What type of transaction are you seeking?: (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐

Equipment Lease Only ☐

- B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒

PILOT Agreement: ☒ Bond Financing: ☐

2. Location of proposed project:

A. Street Address: 5835 Middle Country Road, Calverton, New York 11933

B. Tax Map: District 0600 Section 135.00 Block 01.00 Lot(s) 007.034

3. Project Components (check all appropriate categories):

- A. Acreage: 42 Acres
- B. Construction of a new building ☒ Yes ☐ No
i. Square footage: 75,000 Square Feet
- C. Acquisition of an existing building ☐ Yes ☒ No
i. Square footage of existing building: _____
- D. Construction of addition to an existing building ☐ Yes ☒ No
i. Square footage of addition: _____
ii. Total square footage upon completion: _____
- E. Renovations of an existing building ☐ Yes ☒ No
i. Square footage: _____
- F. Demolition of an existing building ☐ Yes ☒ No
i. Square footage: _____
- G. Installation of machinery and/or Equipment ☒ Yes ☐ No
i. List principal items or categories of equipment to be acquired: _____
40 Arcade Machines, 44 go carts, pickleball nets and paddles and a full service bar for the catering hall.
- H. Will any energy saving technology be utilized in the project ☐ Yes ☒ No

- I. Will the project utilize or install renewable energy or apply for LEED Certification?
☐ Yes ☒ No

4. Current Use(s) at Proposed Location:

- A. Present use of the proposed location: _____
Indoor/outdoor extreme water park, restaurants and recreation facility, which activities include: Kayaking, laser tag, virtual reality, arcade, volleyball courts, kids room, ax throwing and surf pool (site plan approval pending for: go-karts, pickleball courts and catering hall).
- B. Does the Applicant currently hold fee title to the proposed location?
- i. If no, please list the present owner of the site: _____
- ii. If yes, indicate:
- a) Date of Purchase March 26, 2003
- b) Purchase Price \$713,490.00
- c) Balance of existing mortgage \$38,000,000.00
- d) Holder of mortgage [REDACTED]
- e) Special conditions N/A
- C. Is there an option or contract to purchase the site?): ☐ Yes ☒ No

D. Is there an existing or proposed lease for the site? ☐ Yes ☒ No

E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:

- i. Date signed: _____
- ii. Purchase Price: _____
- iii. Proposed settlement/closing date: _____

F. Is the proposed property subject to an IDA transaction? ☒ Yes ☐ No

If yes, please explain: Applicant has been receiving Riverhead IDA benefits since December 2021. Since then the scope of the project has evolved and an amended application is required.

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: Indoor/outdoor extreme water park, restaurants and recreation facility, which activities include:

Kayaking, laser tag, virtual reality, arcade, volleyball courts, kids room, ax throwing and surf pool.

Site plan approval pending for: go-karts, pickleball courts and catering hall.

B. Proposed product lines and market demands: N/A

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

No

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☒ No ☐

- i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

Retail (surf boards/sunglasses, etc.) 1000 square feet

E. Existing Assessed Land Value from latest tax bill: \$159,300.00

Total Assessed Value from latest tax bill: \$2,215,600.00

Current Tax amount on property: \$27,818.86

Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

- A. Will any portion of the project consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

☒ Yes or ☐ No. If the answer is yes, please continue. If no, proceed to section V

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law).

- B. What percentage of square feet of the Project will be primarily used in making sales of goods or services to customers who personally visit the project? 2 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to page 11, Adaptive Reuse.

~~If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:~~

- ~~1. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Long Island) in which the project will be located?~~

~~☐ Yes or ☐ No~~

~~If yes, please provide a third party market analysis or other documentation supporting your response.~~

- ~~3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?~~

~~☐ Yes or ☐ No~~

~~If yes, please provide a third party market analysis or other documentation supporting your response.~~

- ~~4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?~~

~~☐ Yes or ☐ No.~~

~~If yes, explain _____~~

- ~~5. Is the project located in a Highly Distressed Area? ☐ Yes or ☐ No~~

Adaptive Reuse Determination

~~(Adaptive Reuse is the process of adapting old structures or sites for new purposes)~~

- A) What is the age of the structure (in years) _____
- B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure not being utilized or being utilized for a use for which the structure was not designed or intended) ☐ Yes or ☐ No. How many years? _____
- C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) ☐ Yes or ☐ No
If yes, what is the current market rate average income for this type of property: _____
and please provide dollar amount of income currently being generated, if any: _____
- D) Does the site have historical significance? ☐ Yes or ☐ No
- E) Are you applying for either State/Federal Historical Tax Credit Programs? ☐ Yes or ☐ No. If yes, provide estimated value of tax credits _____
- F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you may be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages): _____

- G) Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities:

- H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and/or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments: _____

6. Project Work:

A. Builder or contractor information:

Island Water Park Corp. (Self General Contractor)

B. Architect Information:

[REDACTED]

C. Has construction work on this project begun? If yes, complete the following:

i.	Site Clearance:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	100%
ii.	Foundation:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	100%
iii.	Footings:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	100%
iv.	Steel:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	100%
v.	Masonry:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	% COMPLETE	100%

Other:

D. Will the project meet zoning requirements at the proposed location?

Yes ☒

No ☐

a) What is the present town zoning? Planned Recreational Park (PRP)

b) What town zoning is required? Planned Recreational Park (PRP)

c) If a change of zoning is required, please provide the details/status of any change of zoning request.

N/A

E. Have site plans been submitted to the appropriate planning department? Yes ☒ No ☐

F. Has the project received site plan approval? Yes ☐ No ☒

If yes, please provide the Agency with a copy of the planning department approval along with the related SEQRA approval.

G. Is the proposed project located on a site where environmental constraints inhibits the development/use of the property? If yes, explain:

Yes, we are working with the DEC for approval for full reclamation.

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: March 26, 2003

ii. Construction/Renovation/Equipping: Completed

B. Provide an accurate estimate of the time schedule to complete the project **and** when the first use of the project is expected to occur: The Facility first opened on October 29, 2023.

We anticipate site plan approval by March 2025 and DEC approval by June 2025.

Part IV – Project Costs and Financing

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement, and/or equipping of the project location. This page must be completed in addition to any attachments of sources and uses and/or detailed budgets. Translate your attached detailed budget to match the line items below. Be sure that the totals equal.

<u>Description</u>	<u>Amount</u>
Land* (cost or current market value)	\$ <u>713,490.00</u>
Acquisition and Rehabilitation**	\$ _____
New construction	\$ <u>18,548,500.00</u>
New additions/expansions of existing	\$ _____
Site Work	\$ <u>5,200,000.00</u>
Machinery and Equipment	\$ <u>12,038,010.00</u>
Legal Fees	\$ <u>550,000.00</u>
Architectural/Engineering Fees	\$ <u>950,000.00</u>
Financial Charges	\$ <u>TBD</u>
Other (Specify)	\$ _____
Total	\$ <u>38,000,000.00</u>

* If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land.

** If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).

2. Method of Financing: (Must equal budget on page 13)

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ 38,000,000.00	20 years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution***:	\$ _____	_____ years

Total Project Costs \$ 38,000,000.00

i. What percentage of the project costs will be financed from public sector sources?

Zero

*** If a project financing with IDB proceeds is to be owned by a realty company/partnership, but will be subleased for use by another person, at least a 5% owner equity contribution is suggested.

3. Project Financing:

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? ☒ Yes ☐ No
If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

N/A

C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

N/A

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

N/A

E. Has a commitment for financing been received as of this application date Yes ☐ No ☒
If so, please attach a copy of the commitment and provide the institution name and contact:

Part V – Requested Project Benefits

1. Mortgage Recording Tax Benefit:

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 15,000,000.00

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ 112,500.00

2. Sales and Use Tax Benefit:

A. Estimated gross amount of COSTS for goods and services that will be subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$

B. Estimated State and local Sales and Use Tax exemption (typically a product of 8.625% and figure above):

\$

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ 100%

ii. User: \$

What entities will need the sales tax exemption?

****Please attach a copy of the calculations used to derive the above numbers**

3. Real Property Tax Benefit:

A. Identify and describe if the project will utilize a real property tax exemption benefit in addition to the Agency's PILOT benefit:

N/A

B. Agency PILOT Benefit:

RIDA provides real property tax abatements in accordance with the Uniform Tax Exemption Policy which is attached hereto. on the increased assessment (value added) as the result of the project. The real property tax abatement is applied uniformly to all eligible taxing jurisdictions. As a general rule the term of the real property tax abatement is 10 years. The basic real property tax abatement provided by RIDA is based upon the equivalent of Section 485(b) of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year; and thereafter declining 5% per year over a 10-year period. A 485(b) real property tax abatement is the standard that RIDA provides. An enhanced or reduced real property tax abatement is considered and/or provided under certain circumstances.

_____ We are requesting the standard PILOT Abatement

☒ Yes _____ No Based upon the RIDA Uniform Tax Exempt Policy, I believe this project qualifies for an enhanced real property tax abatement or one that deviates from the standard and request consideration for a variation from the standard abatement in order to make the project viable.

If you check yes above, please provide a brief explanation as to why:

Due to the size of the project and resulting in the economic growth and benefits this project requires enhanced abatements to be successful.

i. Term of PILOT requested: 20 Years

ii. Upon acceptance of this application, the Agency staff will draft a PILOT schedule and attach such information to EXHIBIT A hereto. Applicant hereby requests such PILOT benefit as estimated in EXHIBIT A.

***** This application will not be deemed complete and final until Exhibit A hereto has been completed *****

Part VI – Measures of Growth and Benefits

1. List the Applicant's and each users present employment, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* ("LMA") that would fill the full-time and part-time jobs at the end of the second year following completion:

* The Labor Market Area includes Nassau and Suffolk Counties.

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	<u>26</u>	<u>42</u>	<u>46</u>	<u>50%</u>
Part-Time**	<u>161</u>	<u>172</u>	<u>189</u>	<u>95%</u>
FTE:	<u>75</u>			

Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should outline the titles and corresponding pay scale/benefits.

** Agency staff converts Part-Time jobs into (Full Time Equivalents) FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

<u>Category of Jobs to be Retained and Created</u>	<u>Average Salary</u>	<u>Average Fringe Benefits</u>
Salary Wage Earners	██████████	██████████
Commission Wage Earners	██████████	██████████
Hourly Wage Earners	██████████	██████████
1099 and Contract Workers	██████████	██████████

3. INDIRECT/CONSTRUCTION JOBS – please indicate the projected number of indirect construction jobs that will be created as a result of the project: 0

Please provide the estimated average wage for the indirect jobs: N/A

4. What, if any, will be the expected increase in the annual gross dollar amount of sales (or rent)?

\$ 11,985,970.00 (estimate)

5. How many jobs will be retained as a result of this project? 26 FT, 191 PT, FTE 75

Full-time employees will get Fringe Benefits which include health insurance, 401(k), worker's compensation and paid vacations

6. Describe other public benefits anticipated as a result of this Project.

Local economy will prosper. Real estate values will increase. Local businesses will receive higher sales. Local discretionary income will increase. Sales tax collected will increase for the town and the county. In addition, the products and services that Island Water Park will provide are not readily available to the residents which include the wake boards and surf boards, etc. Also, the amusement and recreational services are unique to Riverhead and all of Long Island.

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

Part VII – Representations, Certifications and Indemnification

****To be completed by both the Applicant and Co Applicant****

1. Is the Applicant in any litigation or does the Applicant anticipate any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes ☒ No ☐

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? (If yes, furnish details on a separate sheet)

Yes ☐ No ☒

3. Is there a likelihood that the project would not proceed but for the financial assistance provided by the Agency? (If yes, explain why)

Yes ☒ No ☐

The increased costs due to the extremely unusual delays, the pandemic, the increased risk, the additional costs to make the project environmentally friendly, due to the costs to expedite opening a facility that will have outdoor use during the pandemic, the increased cost of materials due to the pandemic tremendously delayed this project from fully operating have all contributed to a serious need for the Agency's financial assistance.

4. If the Project could be undertaken without the financial assistance of the Agency, then provide a statement in the space below indicating why the Project should be undertaken by the Agency and what would be the impact on the Applicant and on the municipality if the applicant was unable to obtain financial assistance?

The history of this project has spanned 20 years and has gone through numerous changes in its size and scope with many obstacles to overcome. In addition, changes to the business model and investors has contributed to the long delays. The Applicant has invested significant amounts of it's own equity into the project and does not want to walk away from the Project. In order to obtain additional financing and secure all the appropriate site plan approvals, additional environmental & fire inspection approvals and then open and run such a unique indoor and outdoor water park operation, catering hall, and other miscellaneous recreational uses. Applicant must rely on assistance from the Agency to see this through completion.

5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of

the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial ES

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law and any amendment thereto, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies").

Initial ES

7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Initial ES

8. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project as well as may lead to other possible enforcement actions.

Initial ES

9. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Initial ES

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial ES

11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial ES

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel economic analysis consultants or other consultants, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial ES

13. The Applicant confirms and hereby acknowledges it has received the Agency's Local Labor Policy attached hereto as Schedule B and agrees to comply with the same.

Initial ES

14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's [Recapture and Termination] Policy, attached hereto as Schedule C.

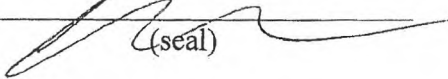
Initial ES

Continued on page 22

Continued from page 21

Date: 12/27/2024

Sworn to me before this 27th
Day of December, 20 24

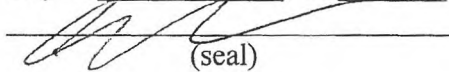

(seal)

Continued from page 21


Date: 12/27/2024

ANTHONY D'GRACIA
Notary Public - State of New York
No: 01DG6145415
Qualified in Suffolk County
Commission Expires 5/8 20 26

Sworn to me before this 27th
Day of December, 20 24


(seal)

ANTHONY D'GRACIA
Notary Public - State of New York
No: 01DG6145415
Qualified in Suffolk County
Commission Expires 5/8 20 26


Applicant Signature

Eric Scott

Printed Name

President

Print Title


Facility User Applicant Signature

Eric Scott

Printed Name

Member/Manager

Print Title

Part VIII – Submission of Materials

1. A cover letter providing a narrative of the project and the purpose. (New build, renovations and/or equipment purchases). Identify specific uses occurring within the project. Describe any new tenants and end users. Provide an historical picture of the applicant(s) and overview of the project.
2. Certified financial statements for the last two fiscal years (unless included in the Applicant's annual report).
3. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
4. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
5. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
6. Completed Long Environmental Assessment Form and/or applicable short form.
7. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.
8. A copy of the most recent real property tax bill for the proposed project location.
9. Attach a map highlighting the location of the project.
10. An electronic copy and 2 paper copies of preliminary plans or sketches of the proposed project.
11. Attach a detailed budget for the project and 5 year proforma
12. A copy of the proposed employment schedule reference on page 17 under Part VI Measures of Growth
13. Socio/Economic Impact Study or Market Study if requested or if you answered yes to questions 2 or 3 within the Retail Questionnaire on page 10, then you must also submit a third party market study.
14. Attach an explanation of how you calculated the requested sales tax exemption.
15. THE APPLICATION MUST BE PROVIDED IN ELECTRONIC FORM along with a separate electronic redacted version to be used by the Agency in the event of a FOIL request. Signatures, ID Numbers, personal contact phone numbers and other confidential information should be redacted. If you have any questions, please contact the Agency personnel.


Pursuant to Title 19 of the New York Codes, Rules, and Regulations Part 250.1(c), the Agency must post the completed application to its website. At the request of the Applicant, the Agency may delete or redact from copy posted to the website portions of its records that are specifically exempted from disclosure pursuant to Article 6 of the Public Officers Law. The Applicant shall be responsible for requesting any such redaction, and the Agency shall not be responsible to redact or delete any information not requested by the Applicant.

Part IX – Certification

Eric Scott (name of representative of company submitting application) deposes and says that he or she is the President (title) of Island Water Park Corp., the (company) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as in formation acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.


Applicant Signature

Sworn to me before this 2th
Day of December 20 24


(seal)

ANTHONY D'GRACIA
Notary Public - State of New York
No: 01DG6145415
Qualified in Suffolk County
Commission Expires 5/8 2024

EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule, together with the estimates of net exemptions based on estimated tax rates and assessment values to this Exhibit.

SCHEDULE A
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
FEE SCHEDULE

Application Fee

A non-refundable application fee of \$2,000 for applications for project costs up to and including \$5 million and \$4,000 for applications for project costs over \$5 million is required at the time of application. This fee will be credited to the Agency's Administrative Fee, payable at closing.

Administrative Fee

The Administrative Fee charged by the Agency at closing is based on the project costs as determined by the Agency (and as depicted in Section IV of the application for financial assistance) and is as follows:

¾ of 1% (0.0075) of the total project costs for financial assistance on the first \$10 million plus

¼ of 1% (0.0025) on the amount of the total project costs for financial assistance over \$10,000,000

1% of the increase of the total project over the original cost projections for amended applications post initial financial approval.

Reporting/Compliance Fee:

State law requires that the Town of Riverhead Industrial Development Agency file certain financial and compliance reports with the State of New York. Much of the information within these reports is required to be furnished by your company and the IDA is obligated to meet a state submission deadline.

All compliance fees apply to each phase of a project which necessitates a separate NYS filing for reporting.

		2023	2024
Annual Compliance Reporting Fee Single Entity Occupancy		\$600	\$750
Annual Compliance Reporting Fee Multi Corp Entity/Multi Residential Units/or Accommodations thereof (21 or more residential tenants and/or 3 or more commercial tenants/ multiple tenant or corporate entity)		\$1250	\$1500
Annual Compliance Reporting Fee Bond Projects		\$1000	\$1000

Late Reporting/Compliance Fee:

Late reporting compliance fees become due on the day following a report due date.

State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late or incomplete filings (applied the day immediately following the due date) with an additional \$250 fee for every 30 days thereafter (pro rata) until the submission of the report or the benefit recapture provision is implemented. For timely incomplete submissions, the \$250 pro-rata fee will commence from the date of notification by the Agency of the deficiencies.

Processing Fee:

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. simple organizational changes, sales tax extension without increase, etc. The Agency will charge a \$500 processing fee for each request.

Assignments & Assumptions:

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon the sale of the IDA property or a related entity. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$4000 application fee and a \$5000 assignment/assumption fee for each of these transactions if requests are made prior to any transfer for related entities, otherwise the assignment/assumption will require a full administrative fee based on guidelines set out above on a case by case basis.

Reprocessing/Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of simple refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency will charge a \$2500 processing fee for each request and reserves the right to increase the fee to reflect the complexity of each transaction, but not to exceed the basic administrative application fee.

Late PILOT Payment:

In addition to requirements of GML 874(5), the Agency shall impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late, commencing on the sixth day.

Re-Notification Fee

Occasionally, an applicant will cause an adjournment of a public hearing. The IDA will charge a fee of \$100 per requested adjournment to re-notify and repost public notice and payment by the applicant of any necessary stenography or incidental costs associated with the reprocessing and publishing.

Termination Fee

A termination fee is applied to all projects at the time inducement ends and the fee amount is at the discretion of the Agency between \$750-2,000.

Recapture Fee

Ten percent 10% of the recapture amount will be assessed on the amount determined to be recaptured.

Counsel

All costs of issuance of bonds, including local counsel and bond counsel, shall be borne separately by the applicant.

- All Agency fees are non-refundable and are as amended from time to time.

Signature _____

Adopted as amended
9-20-23

SCHEDULE B

Agency's Local Labor Policy

Purpose

The purpose of this part is to request companies benefitting from the Riverhead Industrial Development Agency (the "Agency") programs to engage local residents from the Town of Riverhead and the County of Suffolk during the construction phase of projects through the addition of an amendment to the Agency project application. All Agency projects are subject to monitoring by the Riverhead IDA.

Construction Jobs

Construction jobs, although limited in duration, are vital to the overall employment opportunities within the region since construction wages earned by local residents are reinvested in the local economy. It is hereby established to be the policy of the Agency that companies to which it has provided inducement use best efforts to employ local residents during the construction phase of projects. This will ensure that maximum public benefit is realized from Agency assistance.

Requirements of the Applicant

As a condition of receiving inducement and/or financial assistance from the Agency, the Company will agree to satisfy the following requirements, in form and substance satisfactory to the Agency.

The Company hereby represents and warrants that it will use commercially reasonable efforts to advertise, hire and cause any agent of the Company, general contractor, subcontractor, or subcontractor to a subcontractor working on the Project, to hire employees who live within Suffolk County, prioritizing Riverhead Residents. The Agency understands and acknowledges that at certain times local labor may not be available.

Submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged for the construction phase of the project by companies benefitting from the Agency programs. Said report shall identify the name, title, mailing address, phone/fax/email of the project contact person who will be responsible and accountable for providing information about the award of construction contracts relative to the project.

3. The Agency, may at any time during the benefit period, enhance the monitoring and reporting requirements relative to tracking and encouraging the use of local labor.



Initial

SCHEDULE C
RECAPTURE AND TERMINATION POLICY
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
EFFECTIVE June 16, 2016

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), the Riverhead Industrial Development Agency (the "Agency") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project.

Termination or Suspension of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "Applicant") or any other document entered into by such parties in connection with a project (the "Project Documents"). Such Events of Default may include, but shall not be limited to, the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "Financial Assistance" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Documents including, but not limited to:

- (i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;
- (ii) sales tax exemption savings realized by or for the benefit of the Applicant, including the savings realized by any agent of the Applicant pursuant to the Project Documents in connection with the Facility; and

- (iii) real property tax abatements granted under the Project Documents.

I. Recapture of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents at least as stringent as stated in the attached Exhibit A and Exhibit B. Such Recapture Events may include, but shall not be limited to the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents along with statutory interest as provided by law.

All fees and costs including reasonable attorney fees shall be paid by the Applicant.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

The Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

II. Modification of Payment In Lieu of Tax Agreement


In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Documents, so that the payments in lieu of taxes payable under the Project Documents are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Documents. The amount of such adjustments shall be determined by the provisions of the Project Documents.

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
Background, Credit and Litigation Review Authorization Form

I give, consent and authorize to the Riverhead Industrial Development Agency, including its officers, directors, affiliates, agents and representatives (the "Agency") the right to contact and obtain information from all references, credit reporting companies, financial institutions, governmental agencies or departments, and other agencies regarding my creditworthiness and background and to otherwise verify the accuracy of the information that I have provided in my application or other information which I have provided to the Agency for the purpose of applying for financial assistance.

In connection with my application for financial assistance with the Agency, I understand that investigative background inquiries may be requested and obtained, including credit and criminal background history information. I hereby release from liability the Agency and its agents, employees and representatives for seeking, gathering, and using such information and all other persons, corporations, or organizations for furnishing such information.

I shall cooperate with the reasonable requests made by the Agency in connection with obtaining and completing the background, credit and litigation review process referenced herein. I agree to be responsible for the cost of such background, credit and litigation review and agree to reimburse the Agency for such expenses. This authorization shall be perpetual and shall remain in full force and effect unless revoked by me in writing to the Agency. My revocation shall not affect in any way or manner any activities of the Agency in accordance with this authorization that occur or in process on or before the date that the Agency receives my written notice of revocation of this authorization.


Signature

12/27/24
Date

Eric Scott

Eric Scott
Print Name

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

TOWN OF RIVERHEAD



4 West Second Street
Riverhead, NY 11901

(631) 369-5129

NEW YORK STATE FINANCIAL REPORTING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Section 859 of the General Municipal Law requires additional financial reporting requirements by all IDA's in New York State and is of particular importance to IDA applicants. (copy attached). This section requires the Agency to transmit financial statements within 90 days following each December end of the Agency's fiscal year., prepared by an independent, certified public accountant, to the New York State Comptroller, the Commissioner of the New York State Department of Economic Development, and the governing body of the municipality for whose benefit the Agency was created (Town of Riverhead). These audited financial statements shall include supplemental schedules listing the following information:

All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.

All new bond issues shall be listed and for each new bond issue, the following information is required:

Name of the project financed with the bond proceeds.

Name and address of each owner of the project.

The amount of tax exemptions granted for each project.

Purpose for which the bond was issued.

Bond interest rate at issuance and, if variable, the range of interest rates applicable.

Bond maturity date.

Federal tax status of the bond issue.

The Public Authorities Reform Act of 2009, Section 2800 requires annual reports of operations and accomplishments which includes projects undertaken by the Agency. The Annual Compliance Reports shall include company provided information relative to individual projects including but not limited; to capital investment made, salaries, employee classifications, employee count, NYSDOL Form 45, exemptions received, and pilot payments made. Your company must submit this information no later than February 10th of each year.

Please sign below to indicate that you have read and understood the above.



Chief Executive Officer of Applicant

12/27/24
Date

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: ISLAND WATER PARK DBA SCOTT'S POINTE		
Project Location (describe, and attach a general location map): S/S NYS ROUTE 25, 2376' E/O WADING RIVER - MANORVILLE ROAD CALVERTON NY		
Brief Description of Proposed Action (include purpose or need): CONVERSION OF STORAGE AREA TO ASSEMBLY. PAVING OF A GO-KART TRACK AND PICKLEBALL COURTS.		
Name of Applicant/Sponsor: ISLAND WATER PARK DBA SCOTT'S POINTE		Telephone: [REDACTED]
		E-Mail: [REDACTED]
Address: 5835 MIDDLE COUNTRY ROAD		
City/PO: CALVERTON	State: NY	Zip Code: [REDACTED]
Project Contact (if not same as sponsor; give name and title/role): KEN MYERS PROJECT MANAGER		Telephone: [REDACTED]
		E-Mail: [REDACTED]
Address: [REDACTED]		
City/PO: [REDACTED]	State: NY	Zip Code: [REDACTED]
Property Owner (if not same as sponsor): ERIC SCOTT		Telephone: [REDACTED]
		E-Mail: [REDACTED]
Address: [REDACTED]		
City/PO: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	AMENDED SITE PLAN	03/3/2011
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. What is the proposed new zoning for the site? <hr/>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>RIVERHEAD CSD</u>	
b. What police or other public protection forces serve the project site? <u>RIVERHEAD TOWN</u>	
c. Which fire protection and emergency medical services serve the project site? <u>MANORVILLE FIRE AND AMBULANCE</u>	
d. What parks serve the project site? <u>BROOKHAVEN STATE PARK, ROBERT CUSHMAN MURPHY COUNTY PARK</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>COMMERCIAL AND RECREATIONAL</u>	
<hr/>	
b. a. Total acreage of the site of the proposed action?	<u>41.6</u> acres
b. Total acreage to be physically disturbed?	<u>2.9</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>41.6</u> acres
c. Is the proposed action an expansion of an existing project or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <u>6.7</u> Units: <u>SQUARE FEET</u>	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <hr/>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? <hr/>	
iv. Minimum and maximum proposed lot sizes? Minimum <hr/> Maximum <hr/>	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: <u>0</u> months	
ii. If Yes:	
<ul style="list-style-type: none"> • Total number of phases anticipated <hr/> • Anticipated commencement date of phase 1 (including demolition) <hr/> month <hr/> year • Anticipated completion date of final phase <hr/> month <hr/> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <hr/> 	
<hr/>	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 10,008 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: RIVERHEAD WATER DISTRICT
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 10,008 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

TOTAL WASTE WATER FLOW FOR BUILDING IS 10,008 GPD

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>2.89</u> acres (impervious surface) _____ Square feet or <u>42.5</u> acres (parcel size) ii. Describe types of new point sources. <u>ON-SITE DRAINAGE SWAILS</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ 	
<u>ON-SITE DRAINAGE SWAILS</u>	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 11-9PM • Saturday: _____ 12-9PM • Sunday: _____ 12-9PM • Holidays: _____ 12-9PM </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 11-9PM • Saturday: _____ 12-9PM • Sunday: _____ 12-9PM • Holidays: _____ 12-9PM
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 11-9PM • Saturday: _____ 12-9PM • Sunday: _____ 12-9PM • Holidays: _____ 12-9PM 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): TRANSPORTATION, RECREATION/OPEN SPACE

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.3	8.19	2.89
• Forested	5.1	5.1	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	19.1	19.1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	11.3	11.3	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No
i. If Yes: explain: ACTIVITY CENTER, LAKE AND RESTAURANT

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ NA feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

HaA	_____	37 %
RdB	_____	13.7 %
CpC	_____	12.1 %

d. What is the average depth to the water table on the project site? Average: _____ 30 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☒ Yes ☐ No
 If Yes, describe: MAN MADE LAKE

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p><u>TIGER SALAMANDER</u></p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p><u>TIGER SALAMANDER</u></p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p><u>TIGER SALAMANDER</u></p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name ISLAND WATER PARK DBA SCOTT'S POINTE Date 6/28/24

Signature  Title OWNER President

NARRATIVE

**Narrative to Town of Riverhead Industrial Development Agency
Amended Application for Island Water Park a/k/a Scott's Pointe**

This Industrial Development Agency ("IDA") Application for Financial Assistance is amended and resubmitted for the purpose of amending the Project in connection with the development of the Island Water Park Corp. a/k/a Scott's Pointe ("IWP") facility located at 5835 Middle Country Road, Calverton, New York. The scope of the project has evolved resulting in this amended application.

Located on approximately 42 acres, IWP has a 65,000 square foot indoor facility and a 12.5 acre man-made lake. IWP's goal is to attract both local residents as well as visitors from all over the Tri-State Area, thereby supporting other local businesses, including hotels, restaurants and other nearby attractions such as Splish Splash and the Riverhead Aquarium to name a few. On October 29, 2023, IWP began their soft opening where they trained all staff and tested operations. Attendance during the summer of 2024 remained steady, although IWP was not fully operational. Currently, attendance continues to increase by word of mouth and positive social media reviews. An official grand opening is anticipated to occur in April 2025, where IWP will remain open year-round and only closing for major holidays. Until then, during the upcoming Fall and Winter months, IWP will host seasonal events such as hayrides, a zombie hunt, a Christmas trail with lights, brunch with Santa and brunch with the Easter Bunny to drive traffic and revenue. In addition, we have confirmed with Fire Marshall Andrew Smith and several town councilmen that additional permits are not necessary to operate these seasonal events because all of these outdoor activities fall within the scope of our current approved site plan.

IWP's proudly possesses year round activities such as the world's second largest indoor surf pool, rock walls, ninja warrior course, racecar simulators, ax throwing lanes, golf simulators, laser tag, virtual reality stations, soft play and a full arcade. Outdoor attractions include the world's largest floating aqua park, a bathing beach, volleyball (for both casual matches and competitive league play), walking trail and kayaking. IWP's initial IDA application planned for fitness centers and a full service spa; however, these visions have been abandoned and IWP's focus shifted to the creation of a go kart track and pickleball courts. Other IWP activities that are in the works include hosting regional and national competitions for IWP activities. IWP will offer general admission seating and a private balcony that will be fully catered to view the live competition. IWP also plans to promote corporate team building events and provide multiple private meeting spaces.

IWP has a CCTV system installed throughout the building and grounds which allows parents to supervise their children while they too can enjoy IWP activities as well. Such activities include a fully outfitted kids room equipped with a soft play area (designated for children 3 and under), Ninja Warrior course, warped walls, VR headsets, a jungle gym and children rock climbing walls. These additions make IWP a fun family friendly environment designed for all ages.

IWP also offers guests a variety of food and drink options including a full service bar that all can enjoy throughout their stay. The indoor facility also includes a restaurant (“The Lakeview Grill”), which is approximately 2500 square feet and has seating for over 104 guests inside as well as outdoor dining for up to 128 guests. IWP’s kitchen has an unrivaled capacity to simultaneously serve its restaurant guests, while services take-out stations and numerous catering events. Currently, there is a pending site plan for the second floor to serve as a catering hall which will have a maximum capacity of 225 guests. Both The Lakeview Grill and the proposed catering hall will serve healthy and locally harvested foods and a bar which will feature East End spirits, wine and beer.

A retail pro-shop and show room is also proposed for IWP. Inventory for the sales floor will include IWP’s own line of wakeboard boats, custom Scott’s Pointe clothing and beach towels, onewheels, sunglasses, water shoes and sunscreen.

IWP’s delayed grand opening is primarily due to the covid pandemic. During this time their ability to buy building products and materials was greatly compromised which greatly hindered the completion of the project. These massive interruptions and lapse of time forced the project to evolve as pickleball and other activities gained popularity in our region. Other delays include pending site approvals, environmental inspection approvals and fire inspection approvals. Once IWP was in a position to operate, they strived to increase business. Plans for the second floor full service health spa were abandoned and IWP modified their plans to include pickleball courts, a go-kart track and a second floor catering hall.

Currently, IWP currently employs approximately 26 full-time employees, approximately 161 part-time employees, which is the full-time equivalent of 75. As with any amusement/activity park, the attractions need to evolve to keep our guests interested. We understand if and when this occurs we will notify the Agency and Town permitting departments notified in advance.

We respectfully request this amendment to IWP’s application for assistance from the IDA.

REAL PROPERTY TAX BILL

IF PROVIDED APPEALS TO PARTNERSHIP
SEE NOTICE OF APPEALS ON THE REVERSE SIDE

STATEMENT OF REAL PROPERTY TAXES

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2023 THROUGH NOVEMBER 30, 2024 TAX LEVY

TAXABLE STATUS DATE MARCH 1, 2023
TAXES BECOME A LIEN DECEMBER 1, 2023

Island Water Park

BILL NUMBER 15930
ESTIMATED STATE-AID

TOWN 349,275,904
SCHOOL 74,335,764

MAKE FUNDS PAYABLE TO:
LAURIE A. ZANESKI
RECEIVER OF TAXES
TOWN OF RIVERHEAD
4 WEST 2ND STREET
RIVERHEAD, NEW YORK 11901

OFFICE PAYMENT HOURS
MONDAY TO FRIDAY 8:30 A.M. TO 4:30 P.M.
PHONE 631-727-3200 EXT. 246

NOTE: TAXES ARE PAYABLE BY CHECK, CASH, OR MONEY ORDER.
ONLINE PAYMENTS ARE ACCEPTED (subject to a site fee). Visit
www.townofriverhead.ny.gov to pay by credit/debit card or electronic
check. Checks will be accepted subject to collection for which
this office assumes no responsibility. No cash by mail accepted.

CURRENT OWNER & TAX BILLING ADDRESS

ISLAND WATER PARK CORP
5835 ROUTE 25
CALVERTON, NY 11933

SWIS	DISTRICT	SUFFOLK COUNTY TAX MAP NUMBER	SECTION	BLOCK	LOT	SITE
473000	0600	135.000	0001	007.034	0000	
PROPERTY CODE	CODE	ACREAGE	TAX CODE	ROLL SECTION		
557		42.00				

OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2023

ISLAND WATER PARK CORP

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORM
PERCENT OF VALUE: 9.29%

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT
18020	IDA	COUNTY, TOWN AND SCHOOL	2,215,600	23,849,300

PHYSICAL LOCATION	BANK & LOAN #	LAND ASSESSMENT	TOTAL ASSESSMENT	FULL VALUE AS OF JULY 1, 2022
5835 MIDDLE COUNTRY RD		159,300	2,215,600	23,849,300

LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX TO BE LEVIED	TAX AMOUNT
RIVERHEAD CSD #2	104,311,496	1.5	0	112.993	0.00	0.00
RIVERHEAD FREE LIBRARY	4,498,055	12.0	0	4.874	0.00	0.00
SAVING BANK FREE LIB	17,980	0.1	0	0.020	0.00	0.00

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS: \$ 0.00
TOTAL TAX TO BE LEVIED FOR SCHOOL: 00.00% \$ 0.00

COUNTY GENERAL FUND	49,036,632	0.0	0	0.672	0.00	0.00
SC COMM COLLEGE TAX	5,250,467	0.0	0	0.132	0.00	0.00

TOTAL TAX TO BE LEVIED FOR COUNTY: 00.00% \$ 0.00

RIVERHEAD TOWN TAX	44,436,841	5.4	0	52.822	0.00	0.00
HIGHWAY 1,2,3 & 4	7,013,432	2.2	0	8.320	0.00	0.00

TOTAL TAX TO BE LEVIED FOR TOWN: 00.00% \$ 0.00

NYS REAL PROP TX LAW	1,936,299	-51.8	0	2.321	0.00	0.00
NY STATE MTA TAX	1,809,390	-36.6	0	0.045	0.00	0.00
OUT OF COUNTY TUITION	11,336,695	-24.9	0	0.149	0.00	0.00
RVRHD AMBULANCE DIST	1,610,600	2.2	2,199,205	2.166	4,763.26	
WADING RIVER FIRE	4,375,500	20.9	16,395	13.864	227.29	
MANORVILLE FIRE	2,026,366	1.8	2,199,205	7.737	17,015.91	
LIGHT DISTRICT	1,092,100	-4.8	2,215,600	1.175	2,603.77	
RIVERHEAD WATER	1,457,800	2.2	2,215,600	1.448	3,208.63	

OTHER TOTAL TAX TO BE LEVIED: 100.00% \$ 27,818.86

FIRST HALF DUE JANUARY 10, 2024 W/O PENALTY: \$	\$13,909.43	SECOND HALF DUE MAY 31, 2024 W/O PENALTY: \$	\$13,909.43	TOTAL TAXES TO BE LEVIED	\$27,818.86
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TOWN HALL WILL BE CLOSED ON DEC. 25, JAN. 1 & MAY 27

WHEN PAYING BY MAIL, DETACH AND RETURN THIS STUB WITH REMITTANCE FOR FIRST HALF GENERAL TAX LEVY		FILE #		
DUE AND PAYABLE DECEMBER 1, 2023 NO PENALTY IF PAID ON OR BEFORE JANUARY 10, 2024		15930		
TOWN OF RIVERHEAD		TOWN OF RIVERHEAD		
SWIS CODE	SECTION	BLOCK	LOT	SUFFIX
473000	135.000	0001	007.034	0000
FIRST HALF TAX		PENALTY		
\$13,909.43				
CASH	CHECK	PARTIAL PAY:		
OWNER'S NAME: ISLAND WATER PARK CORP				
PAID BY OTHER:				

WHEN PAYING BY MAIL, DETACH AND RETURN THIS STUB WITH REMITTANCE FOR SECOND HALF GENERAL TAX LEVY		FILE #		
DUE AND PAYABLE DECEMBER 1, 2023 NO PENALTY IF PAID ON OR BEFORE MAY 31, 2024		15930		
TOWN OF RIVERHEAD		TOWN OF RIVERHEAD		
SWIS CODE	SECTION	BLOCK	LOT	SUFFIX
473000	135.000	0001	007.034	0000
SECOND HALF TAX				
\$13,909.43				
CASH	CHECK	PARTIAL PAY:		
OWNER'S NAME: ISLAND WATER PARK CORP				
PAID BY OTHER:				

PLEASE WRITE BILL NUMBER ON THE FACE OF YOUR CHECK.
PLEASE INDICATE ADDRESS CHANGE ON REVERSE SIDE

PLEASE WRITE BILL NUMBER ON THE FACE OF YOUR CHECK.
PLEASE INDICATE ADDRESS CHANGE ON REVERSE SIDE

DETAILED BUDGET & 5 YEAR PROFORMA

ISLAND WATER PARK CORP. - DECEMBER 2024 BUDGET BREAKDOWN

<u>Budget</u>	<u>2021 Projection</u>	<u>Revised</u>	<u>Adjustment +/- \$</u>	<u>Upcoming 2025 Projection</u>
Land Value	\$1,100,000	\$713,490	386510	\$0
Site Work	\$4,000,000	\$5,200,000	-1200000	\$0
Building	\$3,750,000	\$4,900,000	-1150000	\$0
Legal	\$250,000	\$550,000	-300000	\$0
Drainage, Curbing, Paving and Sidewalks	\$2,625,000	\$6,900,000	-4275000	\$0
Architectural/Engineering	\$500,000	\$950,000	-450000	\$0
Go-Kart Track	\$0	\$450,000	-450000	\$0
Pickleball	\$0	\$70,000	-70000	\$0
Catering Hall	\$0	\$35,000	-35000	\$0
Gym Installation	\$250,000	\$0	250000	\$0
Spa Installation	\$125,000	\$0	125000	\$0
HVAC	\$2,000,000	\$3,500,000	-1500000	\$0
Endless Surf Wave Generator	\$3,000,000	\$4,500,000	-1500000	\$0
Aquapark	\$500,000	\$550,000	-50000	\$0
Kitchen Equipment	\$1,900,000	\$1,751,010	148990	\$0
Building Interior	\$2,000,000	\$3,250,000	-1250000	\$0
Plumbing installation	\$400,000	\$754,500	-354500	\$0
Electric Installation/Exterior Lighting	\$850,000	\$989,000	-139000	\$0
Fire Safety and Security	\$650,000	\$1,200,000	-550000	\$150,000
Interior Attractions	\$1,000,000	\$787,000	213000	\$0
IT Infrastructure/Computers	\$1,200,000	\$950,000	250000	\$0
Total	\$25,000,000	\$38,000,000	(\$13,000,000)	\$150,000

Note: Negative figures in ()		PRO FORMA 12-MONTH PROJECTION													
Inland Water Park		Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	June 25	Jul 25	Aug 25	Sept 25	Oct 25	Totals	Percentage
Monthly Guests	Static														
TOTAL TICKET REVENUES (\$)	General Admission	30													29.10%
CONCESSION / SURF BAR REVENUE	Avg Check	6													5.82%
Lakeview Grill Guests															
LAKEVIEW GRILL															15.19%
CATERING	Sales														4.59%
Surf Pool Num. Guests															
SURF POOL REVENUE															4.22%
Golf Num. Guests															
GOLF SIM REVENUE															0.51%
Bumper Boats Num. Guests		0	0	0	0	0	0	0	0	0	0	0	0	0	
BUMPER BOATS REVENUE		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Go Karts Guests		0	0	0	0	0	0	0	0	0	0	0	0	0	
GO-KARTS REVENUE		0	0	0	0	0	0	0	0	0	0	0	0	0	9.31%
PaddleBoard Kayak Num. Guests		0	0	0	0	0	0	0	0	0	0	0	0	0	
PADDLEBOARD KAYAK REVENUE		0	0	0	0	0	0	0	0	0	0	0	0	0	2.35%
Aquapark Guests		0	0	0	0	0	0	0	0	0	0	0	0	0	
AQUAPARK REVENUE		0	0	0	0	0	0	0	0	0	0	0	0	0	19.51%
Birthday Parties/Field Trips															
BIRTHDAY PARTY/FIELDTRIP REVENUE															5.40%
ARCADE REVENUE															3.88%
MISC. REVENUE OTHER															0.00%
TOTAL REVENUE															100.00%
OPERATING EXP.															
COST OF SALES	Fixed / Variable	% of Inbd													
Executives	Fixed														3.91%
Administration (1)	Fixed														0.71%
TOTAL															
P&B Employees															
Managers	Fixed														1.04%
Front of House Staff	Variable	8.00%													
Back of House Staff	Variable	12.00%													
Cost of Hourly Labor F&B															6.83%
Cost of Goods F&B															9.95%
TOTAL															
PARK EMPLOYEES															
Managers (1)	Fixed														
Inside Attraction Attendants	Fixed/Variable														
Outside Attraction Attendant	Fixed/Variable														
Life Guards	Fixed/Variable														
Cost of Labor Park & Attractions															11.73%
MISC															
Payroll Tax	Fixed/Variable	9.00%													2.07%
Car & Truck Expense	Fixed														0.26%
Depreciation Amortization	Fixed														1.69%
Delivery Charges	Variable														0.20%
Projected Mortgage Interest Payment	Fixed														25.14%
Legal Fees	Variable														1.30%
Accountant Services	Variable														0.13%
Sales and Marketing	Fixed/Variable														3.91%
Insurance	Fixed														9.12%
Repair & Maintenance	Variable														1.95%
Supplies	Fixed/Variable														1.95%
Taxes	Variable														2.34%
License (Liquor)	Fixed														0.03%
License (NY Attraction)	Fixed														0.13%
Internet & Utilities	Fixed/Variable														10.42%
Travel & Entertainment	Fixed/Variable														0.39%
Other Operating Expense (TBD)	Variable	3.00%													5.00%
Total															
TOTAL EXPENSE															100.00%
GROSS REVENUE															
NET INCOME															40%

DETAILED BUDGET & 5 YEAR PROFORMA 2025

Note: Negative figures in ()			PRO FORMA 12-MONTH PROJECTION													
Island Water Park			Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	June 26	Jul 26	Aug 26	Sept 26	Oct 26	Totals	Percentage
Monthly Guests	Static	5,000%														
TOTAL TICKET REVENUES (\$)	General Admission	30														28.12%
CONCESSION / SURF BAR REVENUE	Avg Check F&B	8														7.53%
Lakeview Grill Guests		5.90%														
LAKEVIEW GRILL																14.83%
CATERING	Sales	5,000%														5.58%
Surf Pool Num. Guests		5,000%														
SURF POOL REVENUE																4.69%
Golf Num. Guests		5,000%														
GOLF SIM REVENUE																0.50%
Bumper Boats Num. Guests		5,000%	0	0												
BUMPER BOATS REVENUE			0	0												0.00%
Go-Karts Guests		5,000%	0	0												
GO-KARTS REVENUE			0	0												9.03%
PaddleBoard/Kayak Num. Guests		5,000%	0	0												
PADDLEBOARD/KAYAK REVENUE			0	0												2.28%
Aquapark Guests		5,000%	0	0												
AQUAPARK REVENUE			0	0												18.94%
Birthday Parties/Field Trips		5.00%														
BIRTHDAY PARTY/FIELDTRIP REVENUE																5.24%
ARCADE REVENUE																3.76%
MISC. REVENUE OTHER			0	0	0	0	0	0	0	0	0	0	0	0		0.06%
TOTAL REVENUE																100.00%
OPERATING EXP.																
COST OF SALES	Fixed / Variable	% of labor	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	June 26	Jul 26	Aug 26	Sept 26			
Executives (3)	Fixed															3.68%
Administration (1)	Fixed															0.66%
TOTAL																
F&B Employees																
Managers (3)	Fixed															2.33%
Front of House Staff	Variable	10.00%														
Back of House Staff	Variable	15.00%														
Cost of Labor F&B		25.00%														8.67%
Cost of Goods F&B		30.90%														10.40%
TOTAL																
PARK EMPLOYEES																
Managers (1)	Fixed															
Inside Attraction Attendants	Fixed/Variable															
Outside Attraction Attendant	Fixed/Variable															
Life Guards	Fixed/Variable															
Cost of Labor Park & Attractions	Fixed / Variable															11.50%
MISC																
Payroll Tax	Fixed/Variable	9.00%														2.21%
Car & Truck Expense	Fixed															0.25%
Depreciation/Amortization	Fixed															1.59%
Delivery Charges	Variable															0.18%
Projected Mortgage Interest Payments	Fixed															23.65%
Legal Fees	Variable															1.23%
Accountant Services	Variable															0.12%
Sales and Marketing	Fixed/Variable															3.68%
Insurance	Fixed															8.58%
Repair & Maintenance	Variable															1.84%
Supplies	Fixed/Variable															1.84%
Taxes	Variable															2.21%
License (Liquor)	Fixed															0.02%
License (NY Attractions)	Fixed															0.12%
Telephone & Utilities	Fixed/Variable															9.80%
Travel & Entertainment	Fixed/Variable															0.37%
Other Operating Expense (TBD)	Variable	3.00%														5.09%
Total																
TOTAL EXPENSE																100.00%
GROSS REVENUE																
NET INCOME																
																41%

DETAILED BUDGET & 5 YEAR PROFORMA 2026

Note: Negative figures in ()			PRO FORMA 12-MONTH PROJECTION												Totals	Percentage
Island Water Park			Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	June 27	Jul 27	Aug 27	Sept 27	Oct 27		
Monthly Guests	Static	5.00%														
TOTAL TICKET REVENUES (\$)	General Admission	20														27.45%
Lakeview Grill																
CONCESSION / SURF BAR REVENUE	Avg Check F&B	3														7.32%
Lakeview Grill Guests		5.00%														
LAKEVIEW GRILL																14.42%
CATERING	Sales	5.00%														5.43%
Surf Fool Num. Guests		5.00%														
SURF POOL REVENUE																3.98%
Golf Num. Guests		5.00%														
GOLF SIM REVENUE																0.48%
Bumper Boats Num. Guests		5.00%														
BUMPER BOATS REVENUE																0.60%
Go-Karts Guests		5.00%														
GO-KARTS REVENUE																8.78%
PaddleBoard/Kayak Num. Guests		5.00%														
PADDLEBOARD/KAYAK REVENUE																2.21%
Aquapark Guests		5.00%														
AQUAPARK REVENUE																18.42%
Birthday Parties/Field Trips		5.00%														
BIRTHDAY PARTY/FIELD TRIP REVENUE																5.10%
ARCADE REVENUE																6.40%
MISC. REVENUE OTHER																0.00%
TOTAL REVENUE																100.00%
OPERATING EXP.																
COST OF SALES	Fixed / Variable	% of Income														
Executives (3)	Fixed															3.66%
Administration (1)	Fixed															0.66%
TOTAL																
F&B Employees																
Managers (3)	Fixed															2.32%
Front of House Staff	Variable	9.00%														
Back of House Staff	Variable	13.00%														
Cost of Labor F&B		22.00%														7.98%
Cost of Goods F&B		30.00%														10.88%
TOTAL																
PARK EMPLOYEES																
Managers (1)	Fixed															
Inside Attraction Attendants	Fixed/Variable															
Outside Attraction Attendants	Fixed/Variable															
Life Guards	Fixed/Variable															
Cost of Labor Park & Attractions	Fixed/Variable															11.63%
MISC																
Payroll Tax	Fixed/Variable	9.00%														2.15%
Car & Truck Expense	Fixed															0.24%
Depreciation/Amortization	Fixed															1.59%
Delivery Charges	Variable															0.18%
Projected Mortgage Interest Payment	Fixed															23.55%
Legal Fees	Variable															1.22%
Accountant Services	Variable															0.12%
Sales and Marketing	Fixed/Variable															3.66%
Insurance	Fixed															8.54%
Repair & Maintenance	Variable															1.83%
Supplies	Fixed/Variable															2.20%
Taxes	Variable															0.02%
License (Aquapark)	Fixed															0.12%
License (NY Attraction)	Fixed															9.76%
Telephone & Utilities	Fixed/Variable															0.37%
Travel & Entertainment	Fixed/Variable															5.48%
Other Operating Expense (IBD)	Variable	3.00%														
Total																
TOTAL EXPENSE																100.00%
GROSS REVENUE																
NET INCOME																<5%

DETAILED BUDGET & 5 YEAR PROFORMA 2027

Note: Negative figures in ()			PRO FORMA 12-MONTH PROJECTION												Totals	Percentage
Island Water Park			Nov 27	Dec 27	Jan 28	Feb 28	Mar 28	Apr 28	May 28	June 28	Jul 28	Aug 28	Sept 28	Oct 28		
Monthly Guests	Static	5.00%														
TOTAL TICKET REVENUES (\$)	General Admission	30														27.46%
Lakeview Grill																
CONCESSION / SURF BAR REVENUE	Avg Check F&B	8														7.32%
Lakeview Grill Guests		5.00%														
LAKEVIEW GRILL																14.43%
CATERING	Sales	5.00%														5.43%
Surf Pool Num. Guests		5.00%														
SURF POOL REVENUE																3.98%
Golf Num. Guests		5.00%														
GOLF SIM REVENUE																0.48%
Bumper Boats Num. Guests		5.00%														
BUMPER BOATS REVENUE																0.00%
Go-Karts Guests		5.00%														
GO-KARTS REVENUE																8.78%
PaddleBoard/Kayak Num. Guests		5.00%														
PADDLEBOARD/KAYAK REVENUE																2.22%
Aquapark Guests		5.00%														
AQUAPARK REVENUE																18.39%
Birthday Parties/Field Trips		5.00%														
BIRTHDAY PARTY/FIELDTRIP REVENUE																5.10%
ARCADE REVENUE																6.41%
MISC. REVENUE OTHER																0.00%
TOTAL REVENUE																100.00%
OPERATING EXP.																
COST OF SALES	Fixed / Variable	% of Inbo														
Executives (3)	Fixed															3.57%
Administration (1)	Fixed															0.64%
TOTAL																
F&B Employees																
Managers (3)	Fixed															2.26%
Front of House Staff	Variable	10.00%														
Back of House Staff	Variable	18.00%														
Cost of Labor F&B		25.00%														9.28%
Cost of Goods F&B		30.00%														11.14%
TOTAL																
PARK EMPLOYEES																
Managers (1)	Fixed															
Inside Attraction Attendants	Fixed Variable															
Outside Attraction Attendant	Fixed Variable															
Life Guards	Fixed Variable															
Cost of Labor Park & Attractions	Fixed / Variable															11.35%
MISC																
Payroll Tax	Fixed Variable	9.00%														2.34%
Car & Truck Expense	Fixed															0.24%
Depreciation Amortization	Fixed															1.55%
Delivery Charges	Variable															0.18%
Projected Mortgage Interest Payment	Fixed															22.98%
Legal Fees	Variable															1.19%
Accountant Services	Variable															0.12%
Sales and Marketing	Fixed Variable															3.57%
Insurance	Fixed															8.33%
Repair & Maintenance	Variable															1.79%
Supplies	Fixed Variable															1.79%
Taxes	Variable															2.14%
License (Liquor)	Fixed															0.02%
License (NY Attraction) (LHD)	Fixed															0.12%
Telephone & Utilities	Fixed Variable															9.53%
Travel & Entertainment	Fixed Variable															0.36%
Other Operating Expense (LHD)	Variable	3.33%														5.61%
Total																
TOTAL EXPENSE																60.60%
GROSS REVENUE																
NET INCOME																47%

DETAILED BUDGET & 5 YEAR PROFORMA 2028

Note: Negative figures in ()		PRO FORMA 12-MONTH PROJECTION												Totals	Percentage
Island Water Park		Nov 28	Dec 28	Jan 29	Feb 29	Mar 29	Apr 29	May 29	June 29	Jul 29	Aug 29	Sept 29	Oct 29		
Months Guests	Static	5.00%													
TOTAL TICKET REVENUES (\$)	General Admission	30													28.69%
Lakeview Grill															
CONCESSION / SURF BAR REVENUE	Avg Check F&B	8													7.65%
Lakeview Grill Guests		5.00%													
LAKEVIEW GRILL															15.08%
CATERING	Sale	5.00%													5.68%
Surf Pool Num. Guests		5.00%													
SURF POOL REVENUE															4.16%
Golf Num. Guests		5.00%													
GOLF SIM REVENUE															0.50%
Bumper Boats Num. Guests		5.00%													
BUMPER BOATS REVENUE															0.40%
Go-Karts Guests		5.00%													
GO-KARTS REVENUE															9.18%
PaddleBoard/Kayak Num. Guests		5.00%													
PADDLEBOARD/KAYAK REVENUE															2.20%
Aquapark: Guests		5.00%													
AQUAPARK REVENUE															19.21%
Birthday Parties/Field Trips		5.00%													
BIRTHDAY PARTY/FIELDTRIP REVENUE															0.95%
ARCADE REVENUE															6.69%
MISC. REVENUE OTHER															0.00%
TOTAL REVENUE															100.00%
OPERATING EXP.															
COST OF SALES	Fixed / Variable	% of labor													
Executives (3)	Fixed														3.53%
Administration (11)	Fixed														6.64%
TOTAL															
F&B Employees															
Managers (3)	Fixed														2.24%
Front of House Staff	Variable	10.00%													
Back of House Staff	Variable	15.00%													
Cost of Labor F&B		25.00%													9.64%
Cost of Goods F&B		30.00%													11.57%
TOTAL															
PARK EMPLOYEES															
Managers (1)	Fixed														
Inside Attraction Attendants	Fixed/Variable														
Outside Attraction Attendant	Fixed/Variable														
Life Guards	Fixed/Variable														
Cost of Labor Park & Attractions	Fixed/Variable														11.23%
MISC															
Payroll Tax	Fixed/Variable	9.30%													2.25%
Car & Truck Expense	Fixed														0.24%
Depreciation/Amortization	Fixed														1.53%
Delivery Charges	Variable														0.18%
Projected Mortgage Interest Payment	Fixed														22.73%
Legal Fees	Variable														1.18%
Accountant Services	Variable														0.12%
Sales and Marketing	Fixed/Variable														3.53%
Insurance	Fixed														8.24%
Repair & Maintenance	Variable														1.77%
Supplies	Fixed/Variable														1.77%
Taxes	Variable														2.12%
License (Liquor)	Fixed														0.02%
License (NY Attraction) (TBD)	Fixed														0.12%
Telephone & Utilities	Fixed/Variable														9.42%
Travel & Entertainment	Fixed/Variable														0.35%
Other Operating Expense (TBD)	Variable	3.00%													5.58%
Total															
TOTAL EXPENSE															100.00%
GROSS REVENUE															
NET INCOME															45%

DETAILED BUDGET & 5 YEAR PROFORMA 2029

DEED

Number of pages 7

TORRENS

Serial # _____

Certificate # _____

Prior Crt. # _____

RECORDED
2003 Apr 21 11:43:25 AM
Edward P. Rosalino
CLERK OF
SUFFOLK COUNTY
L 000012247
P 982
DTB 02-36221

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

FEES

Page / Filing Fee 21

Handling 5

TP-584 5

Notation _____

EA-5217 (County) 5

EA-5217 (State) 25

R.P.T.S.A. 30

Comm. of Ed. 1 00

Affidavit _____

Certified Copy _____

Reg. Copy _____

Other 15

Sub Total 36

Sub Total 75

GRAND TOTAL 111



Mortgage Am. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec./Asslt. _____

Or _____

Spec./Add. _____

TOT. MTG. TAX _____

Dual Town _____ Dual County _____

Held for Apportionment _____

Transfer Tax 2854

Manion Tax _____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on page # _____ of this instrument.

3-26-03

Real Property Tax Service Agency Verification

Community Preservation Fund

Stamp: 03015254 0600 13500 0100 007034

Date: 21-APR-03

Initials _____

Consideration Amount \$ 713,490.00

CPF Tax Due \$ 12,769.80

Improved _____

Vacant Land X

TD _____

TD _____

TD _____

7 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Charles Waddy Esq.
445 Griffing Ave
Riverhead NY 11901

8 Title Company Information

Co. Name Advocate Chase

Title # 227508 SE

Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:

(SPECIFY TYPE OF INSTRUMENT)

Community Development
Agency, Riverhead

TO

Indian Neck Park, Inc.

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK

In the Township of Riverhead

In the VILLAGE

or HAMLET of _____

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(OVER)

WHEN RECORDED, RETURN TO:

Charles R. Cuddy, Esq.
445 Griffing Avenue
P.O. Box 1547
Riverhead, New York 11901

BARGAIN AND SALE DEED WITHOUT COVENANTS

THIS INDENTURE, made the 26th day of March, 2003.

THE TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY, a New York public benefit corporation having its principal place of business at 200 Howell Avenue, Riverhead, New York 11901, (herein referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Island Water Park Corp., a New York corporation having an address at 450A Main Street, Port Jefferson, New York 11777, (herein referred to as "Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does by these presents grant and release unto Grantee that certain land (hereinafter called the "Land") situated in Suffolk County, State of New York, described in Exhibit A attached hereto and made a part hereof by this reference, being and intended to be part of the same premises conveyed to the Grantor by the Navy Deed (as hereinafter defined), and to all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over or under the Land, (collectively, the "Improvements") (the Land and Improvements being collectively referred to as the "Property"). Grantor, by itself and its successors and assigns, hereby disclaims all covenants, representations and warranties however arising, whether express, implied, statutory or otherwise and Grantee accepts the Property without any covenants, representation or warranty by Grantor.

AND SUBJECT TO the following described easement agreements dated the date hereof from the Grantor to the Town of Riverhead: (i) sewer lines and manholes (existing and future lines) easement; and (ii) water main access and repair (current and future lines easement).

AND GRANTOR, in compliance with Section 13 of the Lien Law, covenants that the said Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND GRANTEE, by itself and its successors and assigns, hereby agrees to be bound by all notices, covenants, conditions, reservations and restrictions pertaining to the Property that are contained in that certain Quitclaim Deed from The United States of America (the "Navy"), dated September 10, 1998 and recorded on September 11, 1998 in the records of the Suffolk County Clerk's Office at Liber 11916, Page 498 (the "Navy Deed").

AND GRANTOR, by itself and its successors and assigns, hereby agrees to assign any and all rights and interests it may have pertaining to the Property under any easements or covenants granted by the Navy to the Grantor and contained in the Navy Deed; provided, however, Grantor shall retain all rights and interests it may have under any easements or covenants granted by the Navy to the Grantor and contained in the Navy Deed that apply to the balance of the land not including the Property transferred to the Grantor pursuant to the Navy Deed.

Notwithstanding any provision herein to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express, implied or otherwise, with respect to the physical or environmental condition of the Property and Grantee, by acceptance of this Deed, accepts the Property "AS IS" and "WITH ALL FAULTS," without any representation or warranty by Grantor.

DATED this 26th day of march, 2003.

GRANTOR:

**TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY**

By: _____

Name: James Curt
Title: Vice Chairman

GRANTEE:

ISLAND WATER PARK CORP.

By: _____

Name: Eric Scott
Title: President

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On March 26, 2003, before me, the undersigned, personally appeared John Will, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said
County and State

AUDREY SHEY
Notary Public, State of New York
No. 4782170 - Suffolk County
Commission Expires March 30, 2004

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On March 26, 2003, before me, the undersigned, personally appeared Eli Swart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

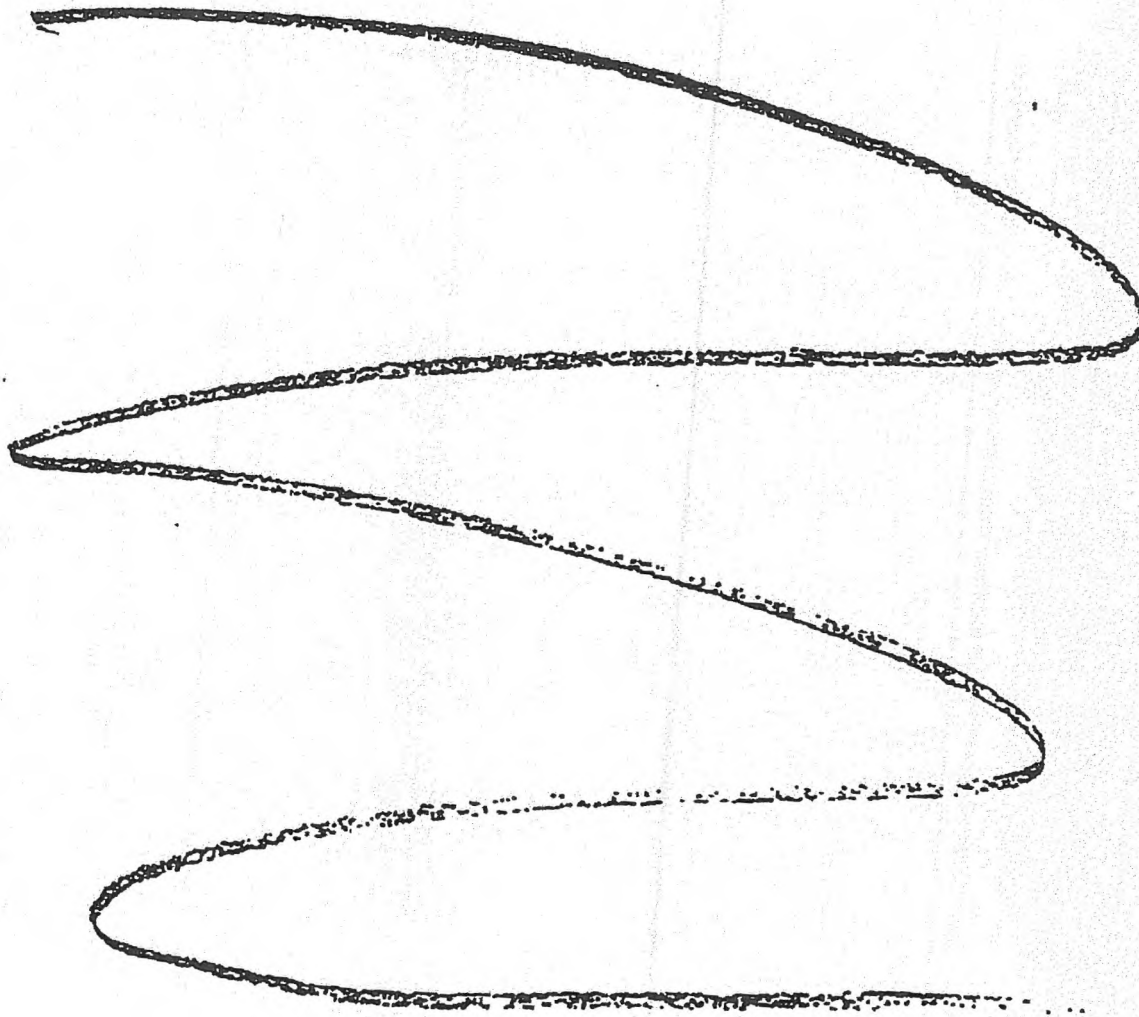
WITNESS my hand and official seal.

Notary Public in and for said
County and State

AUDREY SHEY
Notary Public, State of New York
No. 4782170 - Suffolk County
Commission Expires March 30, 2004

Exhibit A

Legal Description



SCHEDULE "A" DESCRIPTION

Amended 1/16/03

TITLE NUMBER: L-277508-S

P ALL that certain plot, piece or parcel of land, situate, lying and being at Calverton, in the Town of Riverhead, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point on the southerly side of State Road 25 (a/k/a Middle Country Road), distant the following five (5) courses and distances, as measured along the southerly side of Route 25, from the corner formed by the intersection of the southerly side of Route 25 and the easterly side of Wading River-Manorville Road (CR 25):

- (1) North 53 degrees 57 minutes 26 seconds East, 153.37 feet;
- (2) Northeasterly along an arc of a curve having a radius of 5769.65 feet, a distance of 407.82 feet;
- (3) North 49 degrees 54 minutes 26 seconds East, 880.00 feet;
- (4) Northeasterly along an arc of a curve having a radius of 1392.69 feet, a distance of 254.39 feet;
- (5) North 60 degrees 22 minutes 23 seconds East, 1935.68 feet;

RUNNING THENCE North 60 degrees 22 minutes 23 seconds East, 27.26 feet;

THENCE South 06 degrees 07 minutes 37 seconds East, 1116.41 feet;

THENCE South 84 degrees 59 minutes 41 seconds East, 832.48 feet;

THENCE South 06 degrees 06 minutes 42 seconds East, 2222.50 feet;

THENCE North 84 degrees 59 minutes 41 seconds West, 815.30 feet;

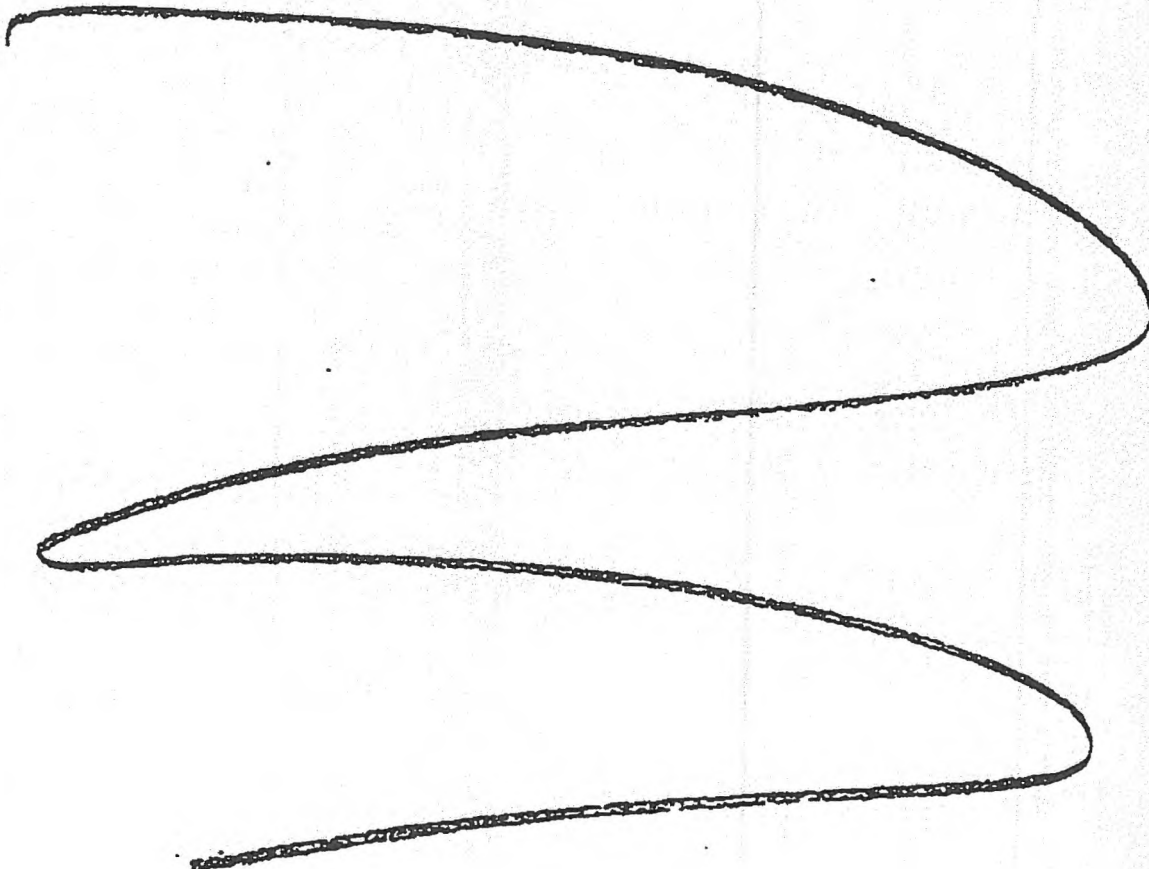
THENCE North 06 degrees 06 minutes 42 seconds West, 1143.05 feet;

Continuation
Page -2-
Title No. L-277508-S

THENCE North 08 degrees 18 minutes 58 seconds West, 1088.48 feet;

THENCE North 06 degrees 07 minutes 37 seconds West, 1100.62 feet to the southerly side of State Route 25 and the point or place of BEGINNING.

4



INSURANCE

**NYS DEPARTMENT OF
LABOR FORM 45
&
MOST RECENT FOURTH
QUARTER FILING**

PRELIMINARY PLANS/SKETCHES OF THE PROPOSED PROJECT

JRH Consulting Engineers + Architects, D.P.C.

3555 Veterans Memorial Highway, Suite A, Ronkonkoma, New York 11779-7636

Tel: (631) 234-2220 Fax: (631) 234-2221 e-mail: jrhdpc@holzmacher.com

September 9th, 2024

Greg Bergman
Senior Planner & Zoning Officer
Town of Riverhead Planning Department
4 West Second Street
Riverhead, New York 11901

Re: Island Water Park
Site Plan Amendment
5835 Middle Country Road,
Calverton NY 11933
SCTM # 0600-135-1-7.34

Dear Mr. Bergman:

In accordance with the incomplete review letter dated August 2nd, 2024, the following information has been provided. Your comments have been provided below. Our responses are in bold.

Application Comments

1. Per the site plan application checklist, the following information is required and was not included with the submission:
 - a. Digital copies of plans on a flash drive.
 - b. One (1) original and one (1) copy of current title report. Report shall be dated no more than three months prior to the date of submission of the application, prepared by a title company licensed in the State of New York, and must contain a 50-year chain of title and any/all recorded covenants, declarations, restrictions, and/or easements on the subject property. Report must be certified to the Town of Riverhead with a minimum insurance amount of \$1,000.
 - a. **Please see flash drive containing digital copy.**
 - b. **Please see attached Title Report.**

Plan Comments

1. Site plan must include zoning chart, demonstrating compliance with §301-191C.
 - a. **Please see sheet C2 for zoning charts demonstrating compliance with §301-191C.**
2. Page 2, Section B of the Full Environmental Assessment Form (FEAF) must reference required New York State Department of Environmental Conservation (NYSDEC)

The Third Generation of Excellence
In Water Supply, Water Resources, Civil and Environmental Engineering

permits/amendments for mined lands

- a. **Please see Page 2 Section B of the Full Environmental Assessment Form (FEAF) referencing required New York State Department of Environmental Conservation (NYSDEC) permits/amendments for mined lands.**
3. Parking calculations must be provided. It is noted that the previously approved plans indicated a total of 360 parking stalls were provided, where a total of 359 parking stalls were required for the amalgam of uses, including second floor storage. It is unclear how existing parking will accommodate conversion of storage space to “catering space”, as well as increased parking demand for go-kart tracks.
 - a. **Please see sheet C-3 for updated parking calcs including the required spaces for the catering hall located on second floor. A total of 390 parking spaces are available on site when 385 spaces are required. Counts are provided in each area on plan. It is important to note that the go kart calculation is in conjunction with the outdoor recreation calculation. In either case, the same number of people are expected to use the entire park.**
 4. Application must include details about proposed go-kart track, i.e. are go-karts gas powered, battery powered; where go-karts will be stored; where fuel will be stored (in the event that the go-karts are gas powered).
 - a. **The go-karts are gas powered and will be stored off site off season. They are all weather and will not require storage space in season. No fuel will be stored onsite, the go-karts require less than 10 gallons a day in fuel. Fuel will be picked up daily in two five-gallon containers and the karts will be filled prior to guest arrival.**
 5. Plans must show docks and walkways that have been installed in lake, and provide details of any equipment relating to bumper boats, i.e. charging stations, as additional building/electrical permits may be required for such installation.
 - a. **Bumper boats will not be utilized in the lake as the covenant states “non-motorized use”. The existing floating docks shown on C-2 are for the aqua park, paddle boards, and kayaks.**

Additional Comments

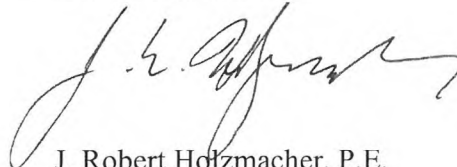
1. It is clear from posts to Scott’s Pointe social media pages (Facebook, Instagram), that bumper boats are being used on the lake. This appears to be in violation of and in contradiction to Final Site Plan Approval granted by Resolution No. 2022-116, dated

February 1, 2022, which restricted use of the lake to “rope-tow cable system, and non-motorized water sport use, including but not limited to canoes, kayaks, rental sailboats, etc.” These conditions were also recorded in a Declaration of Covenants, recorded with the Suffolk County Clerk on March 9, 2022, under Liber D00013146, Page 411. Use of bumper boats on the lake must cease, immediately, until and unless authorized by the Town Board by amended site plan approval

- a. Bumper boats will not be utilized in the lake as the covenant states “non-motorized use”. The existing floating docks shown on C-2 are for the aqua park, paddle boards, and kayaks.**
2. In a May 21, 2024 article by Newsday indicated that there will be “six batting cages to accommodate baseball and softball hitting,” however, these batting cages are not shown on the amended site plan. If the intent is to construct these features, they must be shown on an amended plan.
 - a. No batting cages are proposed in this amended site plan.**

Please feel free to contact me should you require any additional information. Please call Brandon Ramsaran at extension 109 or myself at extension 101 if you have any questions.

Very truly yours,
**JRH Consulting Engineers
+ Architects D.P.C.**

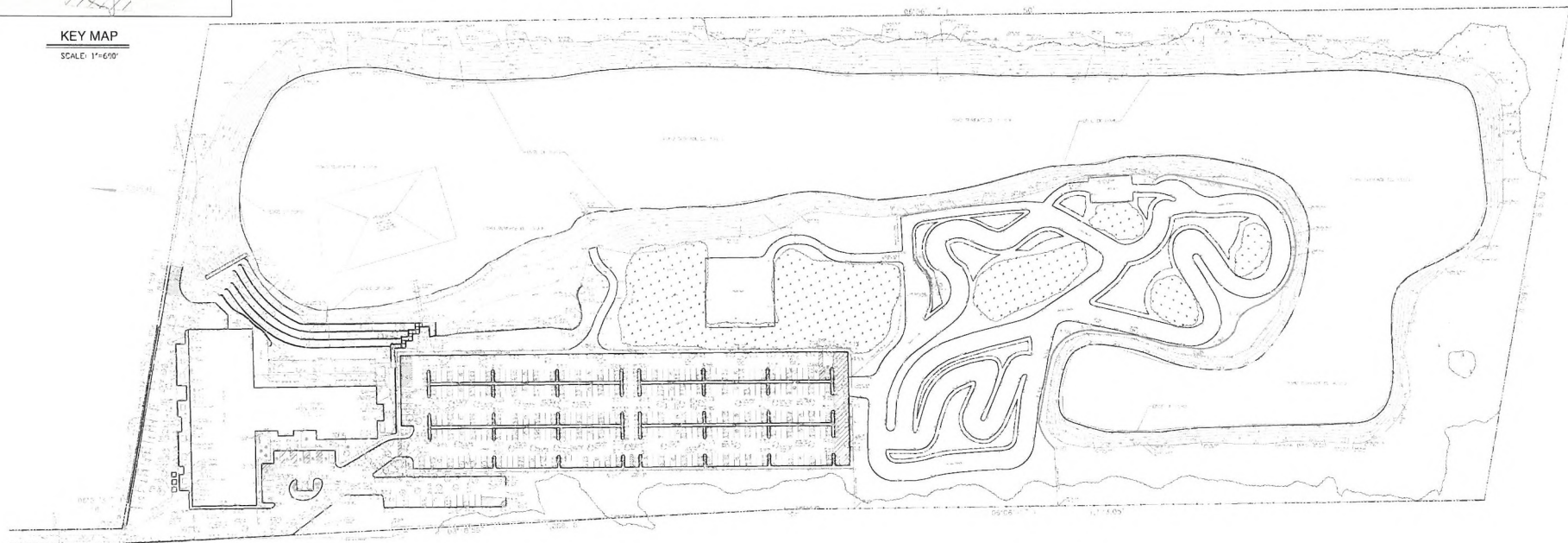
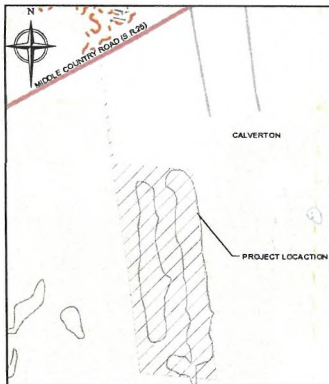


J. Robert Holzmacher, P.E.
Principal

JRH/br

Encl.

Q:\2024 DPC Projects\IslWP\24-01 Island Water Park, Calverton NY\Task 2 - Change of Use - Sanitary\Deliverables\2024-09-03 To TOR\03) ISLWPCComment Response.doc



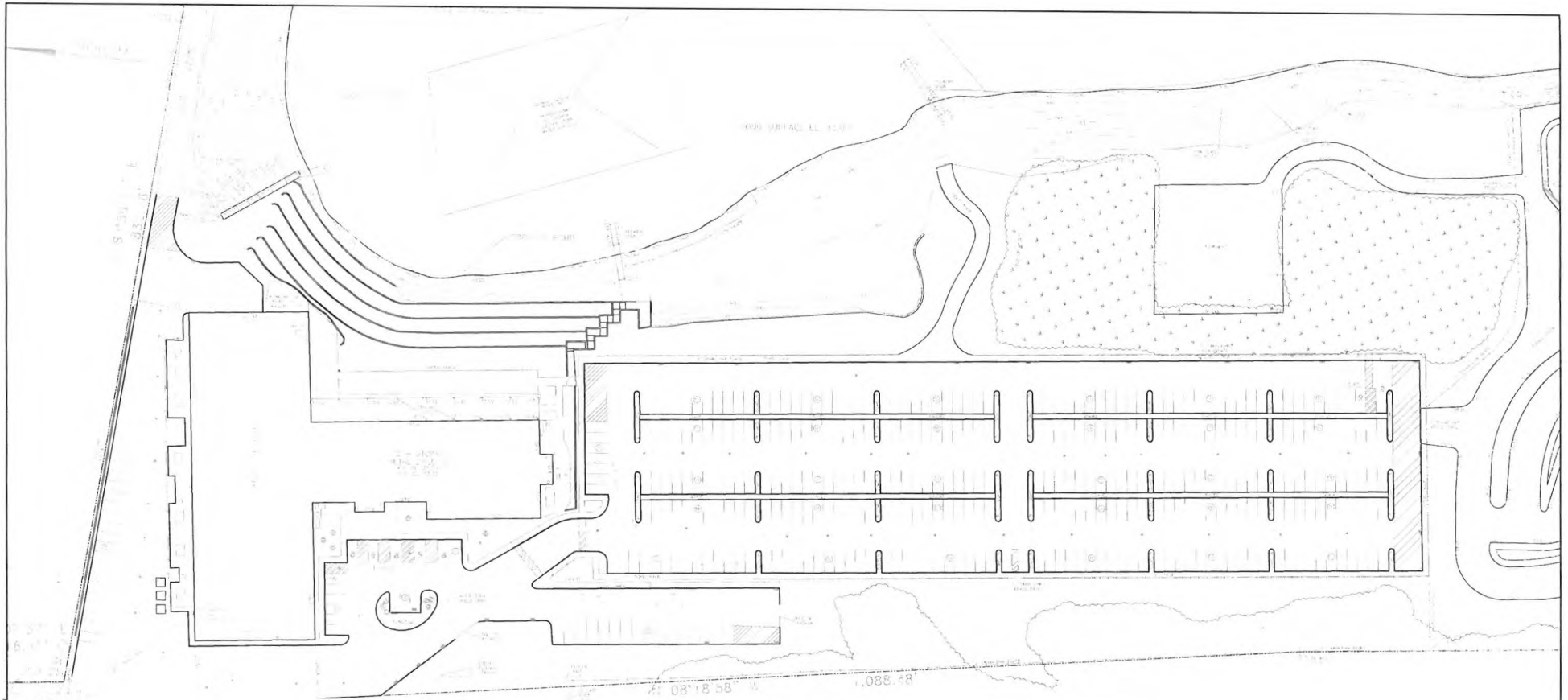
- GENERAL NOTES**
1. EXISTING AMOUNT OF CLEARING: 36.81 ACRES OR 87.80%.
 2. AMOUNT OF AREA TO REMAIN NATURAL: 5.1 ACRES.
 3. TOTAL AMOUNT OF CLEARING FOR THE PROJECT INCLUDING EXISTING AND PROPOSED: 36.84 ACRES OR 87.92%.
 4. AMOUNT OF AREA TO BE REVEGETATED: 18.82 ACRES.
 5. TOTAL NATURAL AND REVEGETATED AREA TO BE MANAGED BY THE OWNER: 23.88 ACRES.

SURVEY NOTE
BASE SURVEY DATA PROVIDED ON 8/28/2024 BY
VOLLMUTH & BRUSH PLANNING, ENVIRONMENTAL
ENGINEERING & LAND SURVEYING

EXISTING ENTRY GRADING PLAN
SCALE: 1"=80'



1	9/3/2024	JRH	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION
REVISIONS ISLAND WATER PARK (SCOTT'S POINT) 5835 MIDDLE COUNTRY RD. CALVERTON, NY 11933 SCTMH: 0000-135-1-734			
 JRH Consulting Engineers, DPC <i>The Third Generation of Excellence In Water Supply, Water Resources, Civil and Environmental Engineering</i> 3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE: (831) 234-2220 FAX: (831) 234-2221 E-MAIL: info@jrh-engineers.com			
SHEET TITLE: Existing Site Plan			
DESIGNED BY	BR	SCALE	As Noted
REVIEWED BY	AJZ	DATE	June 26, 2024
PLANNED BY	BR	PROJECT NO	Isl.WP 24-02



EXISTING PARKING LOT PLAN
SCALE: 1"=40'

SURVEY NOTE

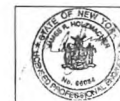
BASE SURVEY DATA PROVIDED ON 8/28/2024 BY
VOLLATH & BRUSH PLANNING, ENVIRONMENTAL,
ENGINEERING & LAND SURVEYING


Parking Calculations

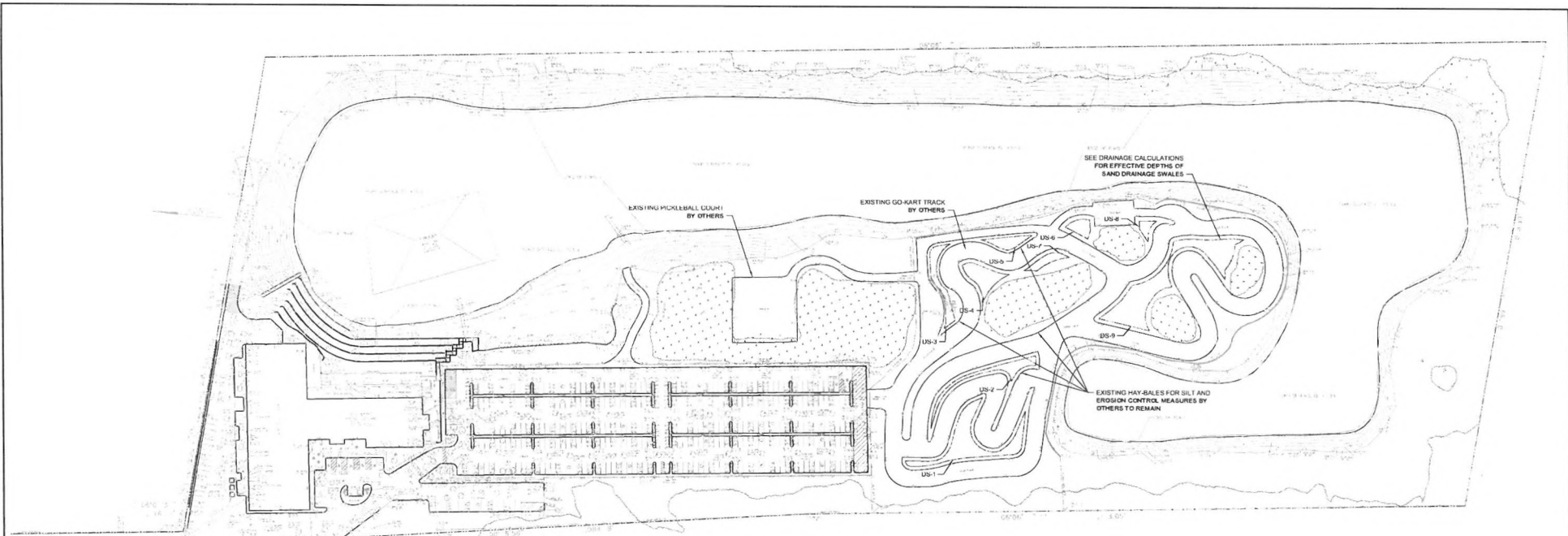
	Area/Seats	Spaces @ Requirement
First Floor:		
Closets/Maintenance Rooms	5,411.86 sf	6 spaces @ 1 per 1,000
Arcade/Recreational Area	21,228.47 sf	71 spaces @ 1 per 300
Farmy Rooms	1077 sf	4 spaces @ 1 per 300
Retail	4,301.00 sf	18 spaces @ 1 per 250
Outdoor Dining	128.00 seats	43 spaces @ 1 per 3
Indoor Dining	104.00 seats	35 spaces @ 1 per 3
Kitchen	4,700.72 sf	16 spaces @ 1 per 300
Convention	571.40 sf	3 spaces @ 1 per 200
TOTAL FIRST FLOOR:		196
Second Floor:		
Lobby	3,615.00 sf	12 spaces @ 1 per 300
Catering Hall (Proposed)	750.00 seats	24 spaces @ 1 per 3
Office	3,588.00 sf	18 spaces @ 1 per 300
Deck	4,700.00 sf	14 spaces @ 1 per 300
Closets/Maintenance Rooms	1,150.00 sf	1 spaces @ 1 per 1,000
TOTAL SECOND FLOOR:		67
OUTDOOR RECREATION		40 spaces
TOTAL OVERALL:		385
For every 301-400 Parking Spaces: 8 Handicap spaces are needed		
	Required:	385 Spaces
	Existing:	390 Spaces

NOTE:
1. GOLF CART, AQUA PARK AND ALL OUTDOOR ACTIVITIES ARE INCLUDED IN THE OVERALL OUTDOOR RECREATION PARKING CALCULATION.

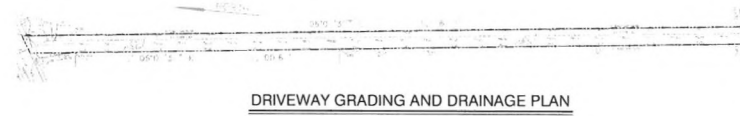
PARKING CALCS.



1	9/3/2024	JRH	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION
REVISIONS			
ISLAND WATER PARK (SCOTT'S POINT) 5835 MIDDLE COUNTRY RD., CALVERTON, NY 11933 SCTMP: 0000-135-1-7.34			
 JRH Consulting Engineers, DPC <i>The Third Generation of Excellence in Water Supply, Water Resources, Civil and Environmental Engineering</i> 3355 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE (815) 214-2320 FAX (815) 214-2321 E-MAIL: info@jrh-engineers.com			
TITLE: Parking Layout Plan and Cales			
DESIGNED BY:	BR	SCALE:	As Noted
REVIEWED BY:	AJZ	DATE:	June 26, 2024
PLAN SHEET BY:	BR	PROJECT NO:	ISLWP 24-02

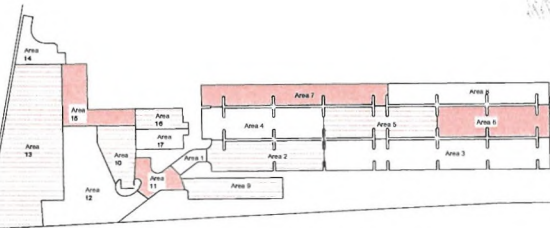


GRADING AND DRAINAGE PLAN
SCALE: 1"=80'



DRIVEWAY GRADING AND DRAINAGE PLAN
SCALE: 1"=80'

Storm Drainage Area	Runoff	Runoff	Total Required	# @ Pools	10' @ Pools	10' @ Pools	10' @ Pools	Number Pools 10'
Existing Area 1	2,203	0.3	1	0.17	375	5.49	6	0.6
Existing Area 2	15,279	0.3	1	0.17	2,589	37.96	38	3.6
Existing Area 3	30,656	0.3	1	0.17	5,212	76.89	77	7.7
Existing Area 4	16,375	0.3	1	0.17	2,775	40.68	41	4.1
Existing Area 5	15,293	0.3	1	0.17	2,499	36.11	36	3.6
Existing Area 6	15,208	0.3	1	0.17	2,585	37.90	38	3.8
Existing Area 7	17,230	0.3	1	0.17	2,936	43.04	44	4.4
Existing Area 8	14,871	0.3	1	0.17	2,528	37.06	38	3.8
Existing Area 9	8,131	0.3	1	0.17	1,562	22.90	23	2.3
Existing Area 10	2,252	0.3	1	0.17	1,421	20.83	21	2.1
Existing Area 11	5,583	0.3	1	0.17	949	13.91	14	1.4
Existing Area 12	24,321	0.3	1	0.17	4,135	60.61	61	6.1
Existing Area 13	17,503	0.3	1	0.17	2,736	39.91	40	4.0
Existing Area 14	5,583	0.3	1	0.17	949	13.91	14	1.4
Existing Area 15	10,346	0.3	1	0.17	1,759	25.78	26	2.6
Existing Area 16	4,222	0.3	1	0.17	718	10.52	11	1.1
Existing Area 17	4,222	0.3	1	0.17	718	10.52	11	1.1
Existing Area 18	1,103	0.3	1	0.17	186	2.71	3	0.3
				4.44				
				Total Existing Pools 10' @ 10' I.D.		67		
				Total Existing Pools 10' @ 10' I.D.		67		



EXISTING DRAINAGE AREAS KEY
N.T.S.

Existing Pickleball Court	12,676	0.3	1	0.17	2,155																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
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DRAINAGE CALCULATIONS

SURVEY NOTE

BASE SURVEY DATA PROVIDED ON 6/15/2024 BY
VOLLUM & BRUSH PLANNING, ENVIRONMENTAL
ENGINEERING & LAND SURVEYING

SITE PLAN ALTERED AREA

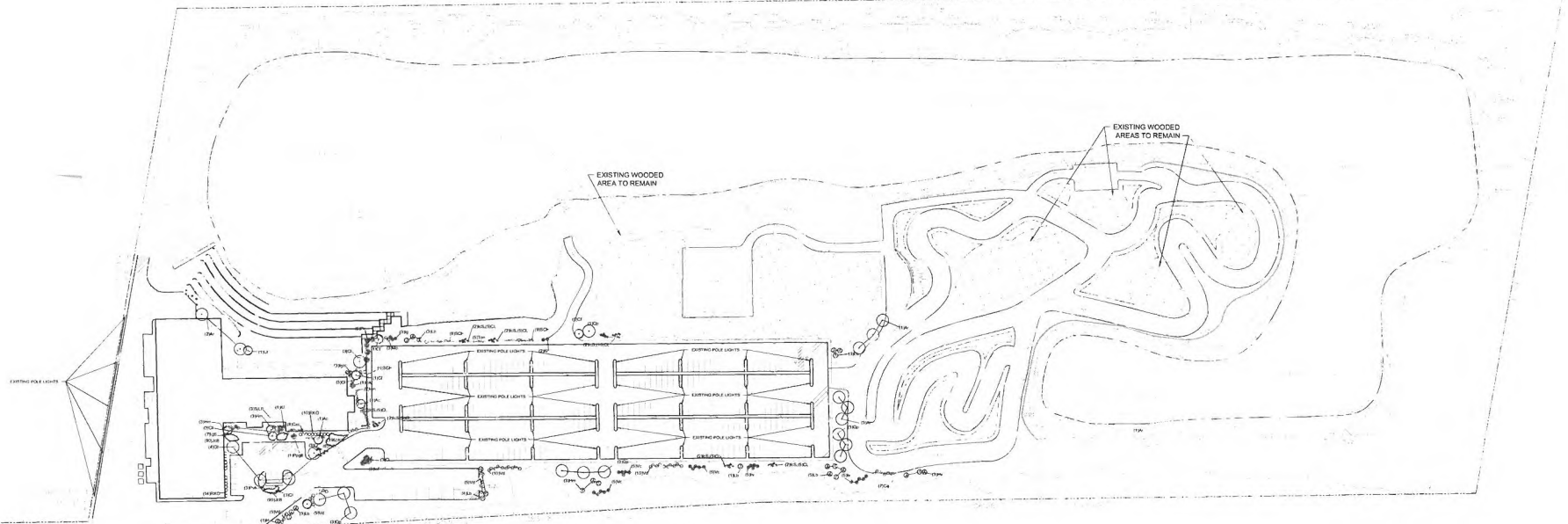
PICKLEBALL COURT IMPERVIOUS AREA = 12,676 SQ-F
GO-KART ASPHALT IMPERVIOUS AREA = 113,470 SQ-F

NOTES:

BASE: DATA PROVIDED ON 6/15/2024 BY VOLLUM & BRUSH PLANNING, ENVIRONMENTAL ENGINEERING & LAND SURVEYING



1	9/3/2024	JRH	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION
REVISIONS			
ISLAND WATER PARK (SCOTT'S POINT) 5835 MIDDLE COUNTRY RD., CALVERTON, NY 11933 SCTMP: 0000-135-1-734			
 IRH Consulting Engineers, DPC The Third Generation of Excellence in Water Supply, Water Resources, Civil and Environmental Engineering 3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE: (631) 214-2228 FAX: (631) 214-2221 E-MAIL: info@irhwater.com			
SHEET TITLE: Grading and Drainage Plan DESIGNED BY: DR CHECKED BY: As Noted REVIEWED BY: AJZ DATE: June 26, 2024 PLAN SHEET 57: BR PROJECT NO: 16LWP 24-02			



LIGHTING & LANDSCAPE PLAN

SCALE: 1"=80'

SURVEY NOTE

BASE SURVEY DATA PROVIDED ON 8/28/2024 BY
VOLLMUTH & BRUSH PLANNING, ENVIRONMENTAL
ENGINEERING & LAND SURVEYING

PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT				
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	REMARKS
DECIDUOUS TREES				
13	Ar	Acer rubrum - named variety	Red Maple	2 1/2" - 3" cal B&B
6	Gl	Gleditsia tinacanthos var. inermis	Thornless Honeylocust	2 1/2" - 3" cal B&B
4	Qb	Quercus bicolor	Swamp White Oak	2 1/2" - 3" cal B&B
9	Qp	Quercus palustris	Pin Oak	2 1/2" - 3" cal B&B
ORNAMENTAL TREES				
9	Ac	Amelanchier canadensis	Shadblow Serviceberry	2 1/2" - 3" cal B&B
7	Cf	Cornus florida	Flowering Dogwood	2 1/2" - 3" cal B&B
EVERGREEN TREES				
3	IoF	Ilex opaca	American Holly - Female	7-8' ht. B&B
1	IoM	Ilex opaca	American Holly - Male	7-8' ht. B&B
5	Pr	Pinus rigida	Pitch Pine	5-6' ht. B&B
60	Tn	Thuja occidentalis nigra	Dark American Arborvitae	5-6' ht. B&B
1	PpGl	Picea pungens glauca	Colorado Blue Spruce	7-8' ht. B&B

PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT				
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	REMARKS
DECIDUOUS SHRUBS				
8	Cvc	Caryopteris x clandonensis	Blue Mist Shrub	12-15" ht. #2 cont.
22	Ca	Claudia alnifolia	Summersweet	30" ht. #3 cont.
5	Cs	Cornus sericea	Redosier Dogwood	24" ht. #3 cont.
19	Hv	Hamamelis virginica	Witch Hazel	36" ht. #3 cont.
14	Hm	Hydrangea macrophylla	Mophead Hydrangea	36" ht. #5
10	Iv	Ilex verticillata	Wintersberry	36" ht. #5 cont.
23	Lb	Lindera benzoin	Spicebush	36" ht. #5 cont.
3	Mp	Myrica pensylvanica	Northern Bayberry	24" ht. #5 cont.
22	SCH	Prunus cistena	Sandcherry	36" ht. #5 cont.
11	RTF	Rosa 'The Fairy'	Hardy Shrub Rose variety	18-24" ht. #2 cont.
24	RKO	Rosa 'Knock Out'	Hardy Shrub Rose variety	18-24" ht. #2 cont.
3	SjLP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	18-24" ht. #2 cont.
25	Vc	Vaccinium corymbosum	Highbush Blueberry	36" ht. #5 cont.
39	Vd	Viburnum dentatum	Arrowwood Viburnum	36" ht. #5 cont.
EVERGREEN SHRUBS				
14	R/S	Ilex crenata 'Stedds'	Stedds Upright Jap. Holly	36-44" ht. B&B
3	Ig	Ilex glabra	Boxberry	18-24" #3B&B
10	IgS	Ilex glabra 'Shamrock'	Shamrock Boxberry	18-24" #3B&B
2	Kl	Kalmia latifolia	Mountain Laurel	36" ht. B&B
GRASSES				
55	Cl	Chasmanthium latifolium	Northern Sax Date	#2 cont.
9	PvH	Panicum virgatum 'Northwind'	North Wind Switch Grass	#3 cont.
GROUND COVERS AND VINES				
465	JcB	Juniperus conferta 'Blue Pacific'	Shore Juniper var.	18-24" spid. #3 cont.

ARTICLE XLV - SECTION 158-254 PROCEDURE

- ALL APPLICATIONS FOR SITE PLAN REVIEW, USE PERMITS, PLANNED UNIT DEVELOPMENTS, SUBDIVISION APPROVALS, APPLICABLE SIGN PERMITS, OR BUILDING PERMITS SHALL INCLUDE LIGHTING PLANS SHOWING LOCATION OF EACH EXISTING AND PROPOSED OUTDOOR LIGHT FIXTURE, AND LUMINAIRE DISTRIBUTION, TYPE, LAMP SOURCE TYPE, WATTAGE, MOUNTING HEIGHT, HOURS OF OPERATION, LUMEN OUTPUT, AND LUMINANCE LEVELS IN TEN-FOOT GRIDS IN ORDER TO VERIFY THAT LIGHTING CONFORMS TO THE PROVISIONS OF THIS ARTICLE. THE PLANNING DIRECTOR MAY WAIVE THE REQUIREMENTS FOR LUMINANCE LEVEL INFORMATION ONLY IF THE TOWN ENGINEER FINDS THAT THE LUMINANCE LEVELS CONFORM TO THIS ARTICLE. FOR ALL OTHER EXTERIOR LIGHTS WHICH MUST CONFORM TO THE REQUIREMENTS OF THIS ARTICLE XLV, AN APPLICATION SHALL BE MADE TO THE PLANNING BOARD SHOWING LOCATION, LUMINAIRE AND BULB TYPE, HEIGHT, HOURS OF OPERATION, LUMEN OUTPUT AND LUMINANCE LEVELS. APPLICATIONS FOR SUBDIVISION APPROVAL, REGARDING LIGHTING PLANS MUST BE SUBMITTED TO BOTH THE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT.
- THE PLANNING BOARD SHALL REVIEW ANY NEW EXTERIOR LIGHTING OR ANY EXISTING EXTERIOR LIGHTING ON SUBJECT PROPERTY THAT IS PART OF AN APPLICATION FOR DESIGN REVIEW, CONDITIONAL USE PERMIT, PLANNED UNIT DEVELOPMENT, SUBDIVISION APPROVAL, APPLICABLE SIGN PERMITS OR BUILDING PERMIT, TO DETERMINE WHETHER THE EXTERIOR LIGHTING COMPLES WITH THE STANDARDS OF THIS ARTICLE XLV.
- FOR ALL OTHER EXTERIOR LIGHTING WHICH MUST CONFORM TO THE REQUIREMENTS OF ARTICLE XLV, THE PLANNING BOARD SHALL ISSUE A DECISION WHETHER THE EXTERIOR LIGHTING COMPLES WITH THE STANDARDS OF THIS ARTICLE XLV. ALL SUCH DECISIONS MAY BE APPEALED TO THE TOWN OF RIVERHEAD ZONING BOARD OF APPEALS WITHIN 30 DAYS OF THE DECISION.

1	9/2/2024	JRL	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION
REVISIONS			
ISLAND WATER PARK			
(SCOTT'S POINT)			
5835 MIDDLE COUNTRY RD.			
CALVERTON, NY 11933			
SCTMP: 0600-135-1-7.34			

JRH Consulting
Engineers, DPC

The Third Generation of Excellence In Water Supply, Water
Resources, Civil and Environmental Engineering

3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779
PHONE: (815) 234-2229 FAX: (815) 234-2221 E-MAIL: info@jrh-engineers.com



SHEET TITLE		Lighting & Landscape Plan	
DESIGNED BY	BR	SCALE	As Noted
REVIEWED BY	AJZ	DATE	June 26, 2024
DATE SUBMITTED BY	BR	PROJECT NO.	IsLWP 24-02

C-5

COMPLETED LONG ENVIRONMENTAL ASSESSMENT FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: ISLAND WATER PARK DBA SCOTT'S POINTE		
Project Location (describe, and attach a general location map): S/S NYS ROUTE 25,2376' E/O WADING RIVER - MANORVILLE ROAD CALVERTON NY		
Brief Description of Proposed Action (include purpose or need): CONVERSION OF STORAGE AREA TO ASSEMBLY. PAVING OF A GO-KART TRACK AND PICKLEBALL COURTS.		
Name of Applicant/Sponsor: ISLAND WATER PARK DBA SCOTT'S POINTE		Telephone: 516-250-2010
		E-Mail: TEAMIWP@OPTONLINE.NET
Address: 5835 MIDDLE COUNTRY ROAD		
City/PO: CALVERTON	State: NY	Zip Code: 11933
Project Contact (if not same as sponsor; give name and title/role): KEN MYERS PROJECT MANAGER		Telephone: 631-338-0104
		E-Mail: KEN@SCOTTSPOINTE.COM
Address: 619 SOUTH 6 STREET		
City/PO: LINDENHURST	State: NY	Zip Code: 11757
Property Owner (if not same as sponsor): ERIC SCOTT		Telephone: 516-250-2010
		E-Mail: TEAMIWP@OPTONLINE.NET
Address: 112 PINE STREET		
City/PO: PORT JEFF STATION	State: NY	Zip Code: 11776

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	AMENDED SITE PLAN	03/3/2011
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning**C.1. Planning and zoning actions.**

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

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. What is the proposed new zoning for the site? <hr/>	
C.4. Existing community services.	
a. In what school district is the project site located? RIVERHEAD CSD <hr/>	
b. What police or other public protection forces serve the project site? RIVERHEAD TOWN <hr/>	
c. Which fire protection and emergency medical services serve the project site? MANORVILLE FIRE AND AMBULANCE <hr/>	
d. What parks serve the project site? BROOKHAVEN STATE PARK, ROBERT CUSHMAN MURPHY COUNTY PARK <hr/>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? COMMERCIAL AND RECREATIONAL <hr/>	
b. a. Total acreage of the site of the proposed action?	41.6 acres
b. Total acreage to be physically disturbed?	2.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	41.6 acres
c. Is the proposed action an expansion of an existing project or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 6.7 Units: SQUARE FEET	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <hr/>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? <hr/>	
iv. Minimum and maximum proposed lot sizes? Minimum <hr/> Maximum <hr/>	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: 0 months	
ii. If Yes:	
• Total number of phases anticipated <hr/>	
• Anticipated commencement date of phase 1 (including demolition) <hr/> month <hr/> year	
• Anticipated completion date of final phase <hr/> month <hr/> year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <hr/>	
<hr/>	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 10,008 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: RIVERHEAD WATER DISTRICT
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 10,008 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

TOTAL WASTE WATER FLOW FOR BUILDING IS 10,008 GPD

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel? _____	
_____ Square feet or <u>2.89</u> acres (impervious surface)	
_____ Square feet or <u>42.5</u> acres (parcel size)	
ii. Describe types of new point sources. <u>ON-SITE DRAINAGE SWAILS</u>	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
<u>ON-SITE DRAINAGE SWAILS</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____	
ii. In addition to emissions as calculated in the application, the project will generate:	
• _____ Tons/year (short tons) of Carbon Dioxide (CO ₂)	
• _____ Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)	
• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 11-9PM • Saturday: _____ 12-9PM • Sunday: _____ 12-9PM • Holidays: _____ 12-9PM </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 11-9PM • Saturday: _____ 12-9PM • Sunday: _____ 12-9PM • Holidays: _____ 12-9PM
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 11-9PM • Saturday: _____ 12-9PM • Sunday: _____ 12-9PM • Holidays: _____ 12-9PM 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>_____</p> <p>_____</p>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): TRANSPORTATION, RECREATION/OPEN SPACE

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.3	8.19	2.89
• Forested	5.1	5.1	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	19.1	19.1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	11.3	11.3	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: <u>ACTIVITY CENTER, LAKE AND RESTAURANT</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ iii. Describe any development constraints due to the prior solid waste activities: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No																							
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 																							
E.2. Natural Resources On or Near Project Site																							
a. What is the average depth to bedrock on the project site? _____ NA feet																							
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																							
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">HaA</td> <td style="width: 40%; text-align: right;">37 %</td> </tr> <tr> <td>RdB</td> <td style="text-align: right;">13.7 %</td> </tr> <tr> <td>CpC</td> <td style="text-align: right;">12.1 %</td> </tr> </table>		HaA	37 %	RdB	13.7 %	CpC	12.1 %																
HaA	37 %																						
RdB	13.7 %																						
CpC	12.1 %																						
d. What is the average depth to the water table on the project site? Average: _____ 30 feet																							
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site																
<input checked="" type="checkbox"/> Well Drained:	100 % of site																						
<input type="checkbox"/> Moderately Well Drained:	_____ % of site																						
<input type="checkbox"/> Poorly Drained	_____ % of site																						
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	_____ % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site																
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<input type="checkbox"/> 10-15%:	_____ % of site																						
<input type="checkbox"/> 15% or greater:	_____ % of site																						
g. Are there any unique geologic features on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: <u>MAN MADE LAKE</u>																							
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td colspan="2">If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i.</td> </tr> <tr> <td>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td colspan="2">iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</td> </tr> <tr> <td>• Streams: Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Lakes or Ponds: Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands: Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC) _____</td> <td></td> </tr> <tr> <td colspan="2">v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td colspan="2">If yes, name of impaired water body/bodies and basis for listing as impaired: _____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.		iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No	iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		• Streams: Name _____	Classification _____	• Lakes or Ponds: Name _____	Classification _____	• Wetlands: Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC) _____		v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
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If yes, name of impaired water body/bodies and basis for listing as impaired: _____																							
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																							
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																							
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																							
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____																					
i. Name of aquifer: _____																							

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>TIGER SALAMANDER _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>TIGER SALAMANDER _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>TIGER SALAMANDER _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name ISLAND WATER PARK DBA SCOTT'S POINTE Date 6/28/24

Signature _____ Title OWNER

PRINT FORM

MORTGAGE

EXHIBIT 1



SCOTT'S POINTE

EST. 2023

5835 Middle Country Road
Calverton, NY 11933
(631) 953-2133

Civil Litigation with the Town Status

Both parties wish to end this litigation amicably and out of court. We have gone back and forth with the Town Attorney, and we are very close to a settlement that will satisfy all parties on all outstanding issues. This should be resolved within a few weeks, if not sooner. All fines and code enforcement tickets have been paid and resolved as well. Our amended site plan is complete, filed, and under review.

DEC STATUS

EXHIBIT 2



SCOTT'S POINTE

EST. 2023

5835 Middle Country Road

Calverton, NY 11933

(631) 953-2133

DEC Status

As Greg Bergman stated in this past work session, the DEC is only concerned with the footprint of the lake. Bob Yager of the DEC had sent Greg Bergman that information in a previous email several years ago. The DEC wants us to finish with the “reclamation” of the lake. This requires us to vegetate the slopes to their satisfaction for the purpose of stability so that the footprint does not grow larger. We are very close to having enough vegetation today, but we do need more. Last month, we began a rigorous hydroseeding and watering regimen. Early sprouts of ryegrass have taken hold and are holding the other seed in place. The DEC must reinspect in six months to make sure we have the necessary coverage. Once we pass that inspection, the DEC will give us reclaimed status. This will conclude their regular involvement with us. Estimated completion is six months. Also, the DEC will be listed during the coordinated review of our site plan.

PARKING

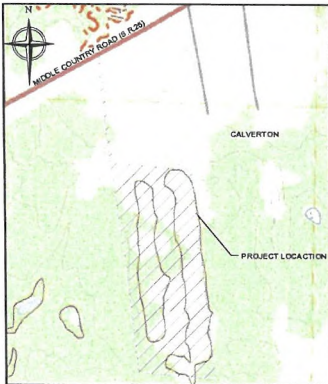
Original Approved Site Plan Parking Calculations - 2021

Parking Calculations			
	Area/Seats	Spaces @ Requirement	
<u>First Floor:</u>			
Closets/Maintenance Rooms	5,411.86 sf	6 spaces @ 1 per	1,000
Arcade/Recreational Area:	21,228.47 sf	71 spaces @ 1 per	300
Gym	3,001.82 sf	11 spaces @ 1 per	300
Party Rooms	4100.05 sf	14 spaces @ 1 per	300
Retail	3,040.37 sf	13 spaces @ 1 per	250
Lobby	3,108.39 sf	11 spaces @ 1 per	300
Outdoor Dining	128.00 seats	43 spaces @ 1 per	3
Indoor Dining	104.00 seats	35 spaces @ 1 per	3
Kitchen	4,770.72 sf	16 spaces @ 1 per	300
Concession	523.46 sf	3 spaces @ 1 per	250
<u>TOTAL FIRST FLOOR:</u>		223	
<u>Second Floor:</u>			
Lobby	1,815.80 sf	6 spaces @ 1 per	300
Office	8,534.55 sf	43 spaces @ 1 per	200
Deck	4,200.00 sf	14 spaces @ 1 per	300
Closets/Maintenance Rooms	3,718.29 sf	4 spaces @ 1 per	1,000
<u>TOTAL SECOND FLOOR:</u>		66	
<u>RECREATIONAL AREA RESTROOM</u>	525.00 sf	2 spaces @ 1 per	300
<u>OUTDOOR RECREATION</u>		60 spaces	
<u>TOTAL OVERALL:</u>		351	
For every 301-400 Parking Spaces 8 Handicap spaces are needed			
	Required:	359 Spaces	
	Proposed:	360 Spaces	

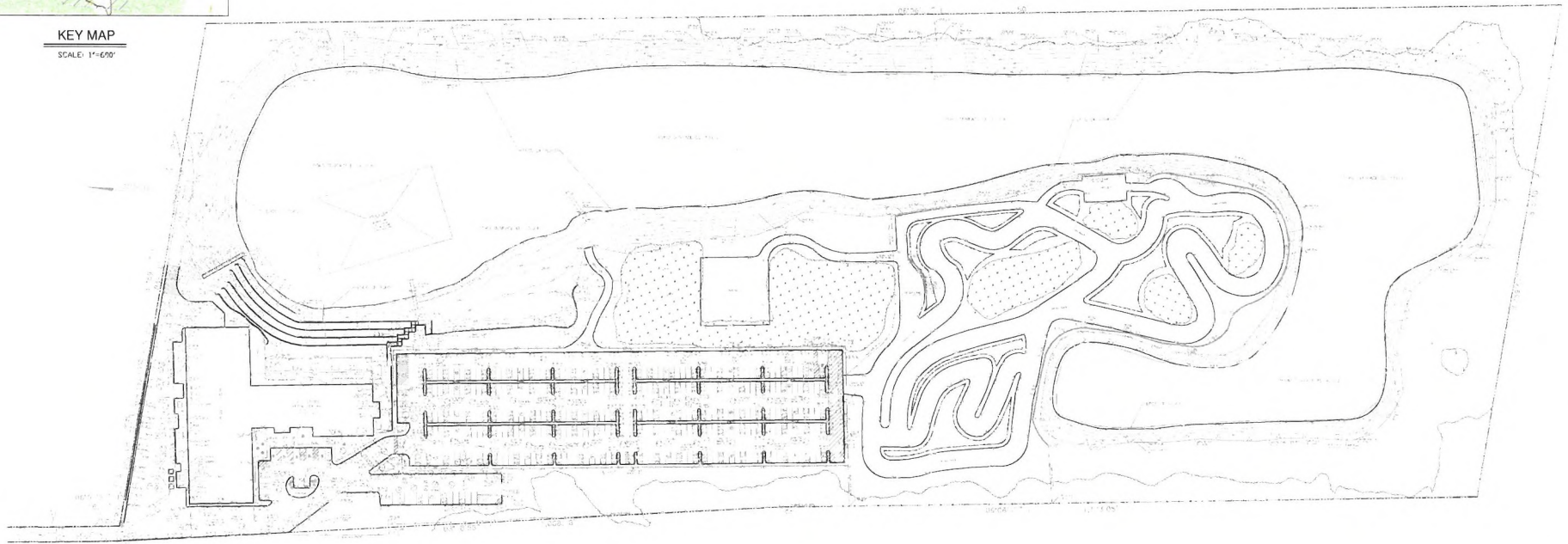
Revised Amended Approved Site Plan Parking Calculations -2024

Parking Calculations			
	Area/Seats	Spaces @ Requirement	
<u>First Floor:</u>			
Closets/Maintenance Rooms	5,411.86 sf	6 spaces @ 1 per	1,000
Arcade/Recreational Area:	21,228.47 sf	71 spaces @ 1 per	300
Party Rooms	1077 sf	4 spaces @ 1 per	300
Retail	4,301.00 sf	18 spaces @ 1 per	250
Outdoor Dining	128.00 seats	43 spaces @ 1 per	3
Indoor Dining	104.00 seats	35 spaces @ 1 per	3
Kitchen	4,770.72 sf	16 spaces @ 1 per	300
Concession	523.46 sf	3 spaces @ 1 per	250
<u>TOTAL FIRST FLOOR:</u>		196	
<u>Second Floor:</u>			
Lobby	3,615.00 sf	12 spaces @ 1 per	300
Catering Hall (Proposed)	250.00 seats	84 spaces @ 1 per	3
Office	3,588.00 sf	18 spaces @ 1 per	200
Deck	4,200.00 sf	14 spaces @ 1 per	300
Closets/Maintenance Rooms	1,160.00 sf	1 spaces @ 1 per	1,000
<u>TOTAL SECOND FLOOR:</u>		129	
<u>OUTDOOR RECREATION</u>		60 spaces	
<u>TOTAL OVERALL:</u>		385	
For every 301-400 Parking Spaces 8 Handicap spaces are needed			
	Required:	385 Spaces	
	Existing	390 Spaces	

NC
1.



KEY MAP
SCALE: 1"=600'



EXISTING SITE PLAN
SCALE: 1"=60'

GENERAL NOTES

1. EXISTING AMOUNT OF CLEARING: 36.81 ACRES OR 87.85%
2. AMOUNT OF AREA TO REMAIN NATURAL: 5.1 ACRES
3. TOTAL AMOUNT OF CLEARING FOR THE PROJECT INCLUDING EXISTING AND PROPOSED: 36.81 ACRES OR 87.82%
4. AMOUNT OF AREA TO BE REVEGETATED: 18.93 ACRES
5. TOTAL NATURAL AND REVEGETATED AREA TO BE MANAGED BY THE OWNER: 23.88 ACRES

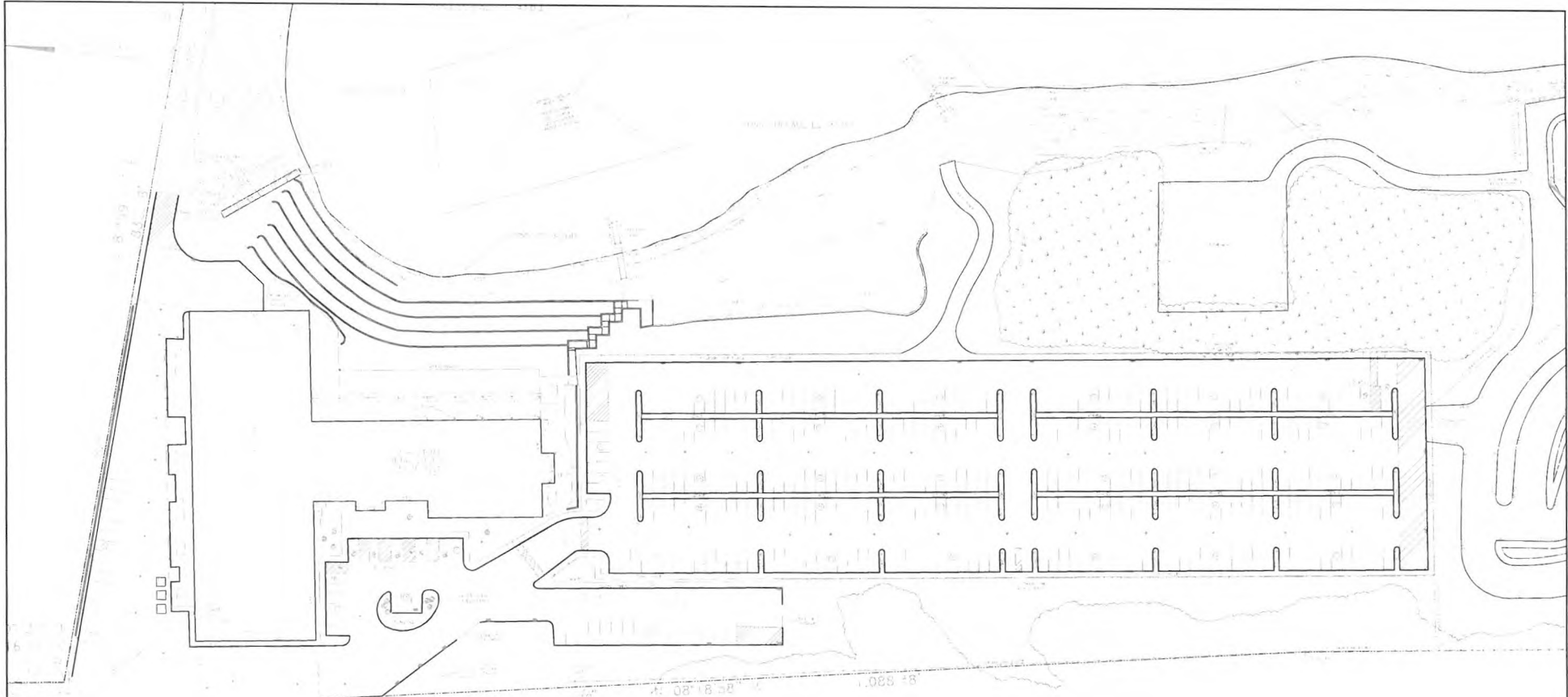
EXISTING ENTRY GRADING PLAN
SCALE: 1"=80'

SURVEY NOTE

BASE SURVEY DATA PROVIDED ON 8/28/2024 BY
VOLLMUTH & BRUSH PLANNING, ENVIRONMENTAL
ENGINEERING & LAND SURVEYING



1	9/3/2024	JRH	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION
REVISIONS			
ISLAND WATER PARK (SCOTT'S POINTE)			
5835 MIDDLE COUNTRY RD, CALVERTON, NY 11933			
SCTMP: 0000-133-1-734			
IRH Consulting Engineers, DPC The Third Generation of Excellence In Water Supply, Water Resources, Civil and Environmental Engineering 3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE: (815) 234-2226 FAX: (815) 234-2221 E-MAIL: info@hobmacker.com			
EXISTING SITE PLAN			
DRAWN BY:	BR	SCALE:	As Noted
DESIGNED BY:	AJZ	DATE:	June 26, 2024
PLAN SHEET BY:	BR	PROJECT NO:	Isl. WP 24-02



EXISTING PARKING LOT PLAN


SCALE: 1"=49'

SURVEY NOTE
 BASE SURVEY DATA PROVIDED ON 8/28/2024 BY
 VILLALBA & BRUSH PLANNING, ENVIRONMENTAL
 ENGINEERING & LAND SURVEYING

Parking Calculations		
	Area/Seats	Spaces @ Requirement
First Floor:		
Closets/Maintenance Rooms	5,411.46 sf	6 spaces @ 1 per 1,000
Arrivals/Recreational Area	21,228.47 sf	21 spaces @ 1 per 300
Party Rooms	1077 sf	4 spaces @ 1 per 300
Retail	4,301.00 sf	18 spaces @ 1 per 250
Outdoor Dining	178.00 seats	43 spaces @ 1 per 3
Indoor Dining	105.00 seats	35 spaces @ 1 per 3
Kitchen	4,770.72 sf	16 spaces @ 1 per 300
Concession	529.46 sf	3 spaces @ 1 per 250
TOTAL FIRST FLOOR:		196
Second Floor:		
Lobby	3,615.00 sf	12 spaces @ 1 per 300
Catering Hall (Proposed)	250.00 seats	84 spaces @ 1 per 3
Office	3,148.00 sf	18 spaces @ 1 per 300
Deck	4,200.00 sf	14 spaces @ 1 per 300
Closets/Maintenance Rooms	1,180.00 sf	1 space @ 1 per 1,000
TOTAL SECOND FLOOR:		129
OUTDOOR RECREATION		400
TOTAL OVERALL:		385
For every 301-400 Parking Spaces, 8 Handicap spaces are needed		
	Required:	885 Spaces
	Existing:	390 Spaces

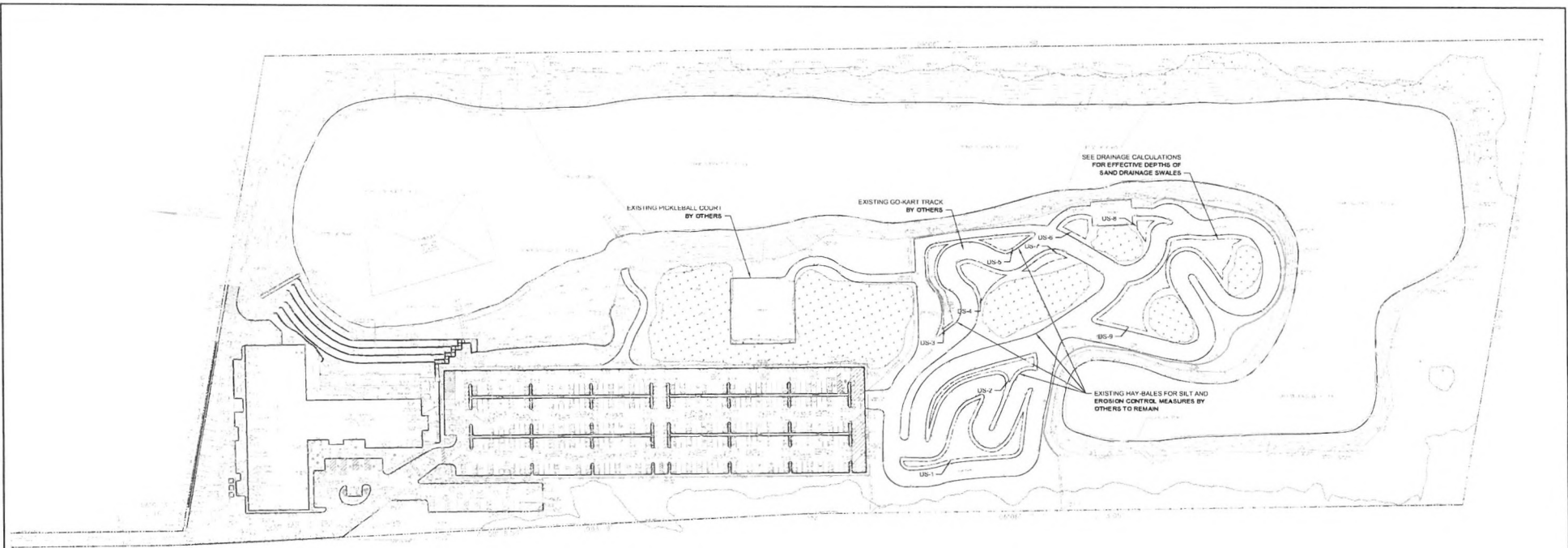
NOTE:
 1. GARAGE, ALUMINUM AND ALL OUTDOOR RECREATION ARE INCLUDED IN THE OVERALL OUTDOOR RECREATION PARKING CALCULATION

PARKING CALCS.

1	9/3/2024	JRH	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION
REVISIONS ISLAND WATER PARK (SCOTT'S POINT) 5835 MIDDLE COUNTRY RD. CALVERTON, NY 11793 SCTMR 0000-135-1-734			
 The Third Generation of Excellence in Water Supply, Water Resources, Civil and Environmental Engineering 3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE (810) 234-2226 FAX (810) 234-2227 EMAIL info@holsmader.com			
PROJECT TITLE: Parking Layout Plan and Cales			
DESIGNED BY:	BR	SCALE:	AS NOTED
REVIEWED BY:	AJZ	DATE:	June 26, 2024
APPROVED BY:	BR	PROJECT NO:	ISLWP 24-02

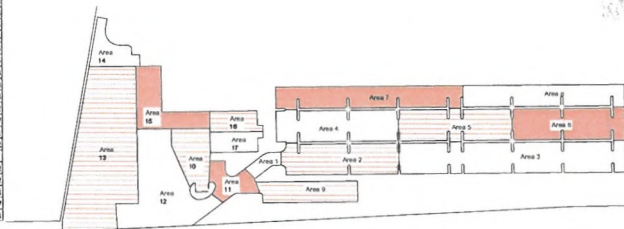


ALTERNATION OF THIS DOCUMENT EXCEPT BY A LATCHED REVISION NUMBER



GRADING AND DRAINAGE PLAN
SCALE: 1"=90'

Storm Drainage Area	Total Area sqft	Runoff	Runoff	Total Required	# @ Pools	10' @ Pools	LF	Number Pools 10'
Existing Area 1	2,221	0.3	1	0.17	375	375	6	0.6
Existing Area 2	15,279	0.3	1	0.17	2,589	2,589	38	3.8
Existing Area 3	30,656	0.3	1	0.17	5,212	5,212	77	7.7
Existing Area 4	16,426	0.3	1	0.17	2,775	2,775	41	4.1
Existing Area 5	15,293	0.3	1	0.17	2,600	2,600	39	3.9
Existing Area 6	15,308	0.3	1	0.17	2,585	2,585	38	3.8
Existing Area 7	17,230	0.3	1	0.17	2,936	2,936	44	4.4
Existing Area 8	14,871	0.3	1	0.17	2,528	2,528	38	3.8
Existing Area 9	5,151	0.3	1	0.17	1,562	1,562	23	2.3
Existing Area 10	5,252	0.3	1	0.17	1,471	1,471	21	2.1
Existing Area 11	5,583	0.3	1	0.17	949	949	14	1.4
Existing Area 12	24,321	0.3	1	0.17	4,135	4,135	61	6.1
Existing Area 13	42,508	0.3	1	0.17	7,276	7,276	106	10.6
Existing Area 14	5,583	0.3	1	0.17	949	949	14	1.4
Existing Area 15	10,346	0.3	1	0.17	1,759	1,759	26	2.6
Existing Area 16	4,222	0.3	1	0.17	718	718	11	1.1
Existing Area 17	4,222	0.3	1	0.17	718	718	11	1.1
Existing Area 18	1,073	0.3	1	0.17	188	188	3	0.3
Total Existing Pools 10' @ 10' ED					4.44			87
Total Existing Pools 10' @ 10' ED								1



EXISTING DRAINAGE AREAS KEY
N.T.S.

Existing Pickleball Court	32,676	0.3	1	0.17	2,155			
Existing Go Kart Track	113,470	0.3	1	0.17	19,290			
SEE DRAINAGE SWALE BREAKOUT BELOW								
Existing Drainage Swale Areas								
DS-1					5254			Cubic feet of storage
DS-2					1927			Cubic feet of storage
DS-3					1720			Cubic feet of storage
DS-4					2071			Cubic feet of storage
DS-5					1088			Cubic feet of storage
DS-6					927			Cubic feet of storage
DS-7					878			Cubic feet of storage
DS-8					511			Cubic feet of storage
DS-9					8453			Cubic feet of storage
Total Existing Drainage Swales					22,948			Cubic feet of storage

DRAINAGE CALCULATIONS

SURVEY NOTE
BASE SURVEY DATA PROVIDED ON 8/16/2024 BY
VOLLMUTH & BRUSH PLANNING, ENVIRONMENTAL
ENGINEERING & LAND SURVEYING

DRIVEWAY GRADING AND DRAINAGE PLAN
SCALE: 1"=80'

SITE PLAN ALTERED AREA

PICKLEBALL COURT IMPERVIOUS AREA - 12,676 SQ-FT
GO-KART ASPHALT IMPERVIOUS AREA - 113,470 SQ-FT

NOTES:

BASED ON A PHOTOGRAPH DATED 8/26/2024 BY VOLLMUTH & BRUSH PLANNING, ENVIRONMENTAL ENGINEERING & LAND SURVEYING



1 9/3/2024 JRH TOWN COMMENTS DATED 8-2-2024
REV DATE CK DESCRIPTION

REVISIONS

ISLAND WATER PARK
(SCOTT'S POINT)
5835 MIDDLE COUNTRY RD.
CALVERTON, NY 11933
SCTMP: 0000-135-1-7-34

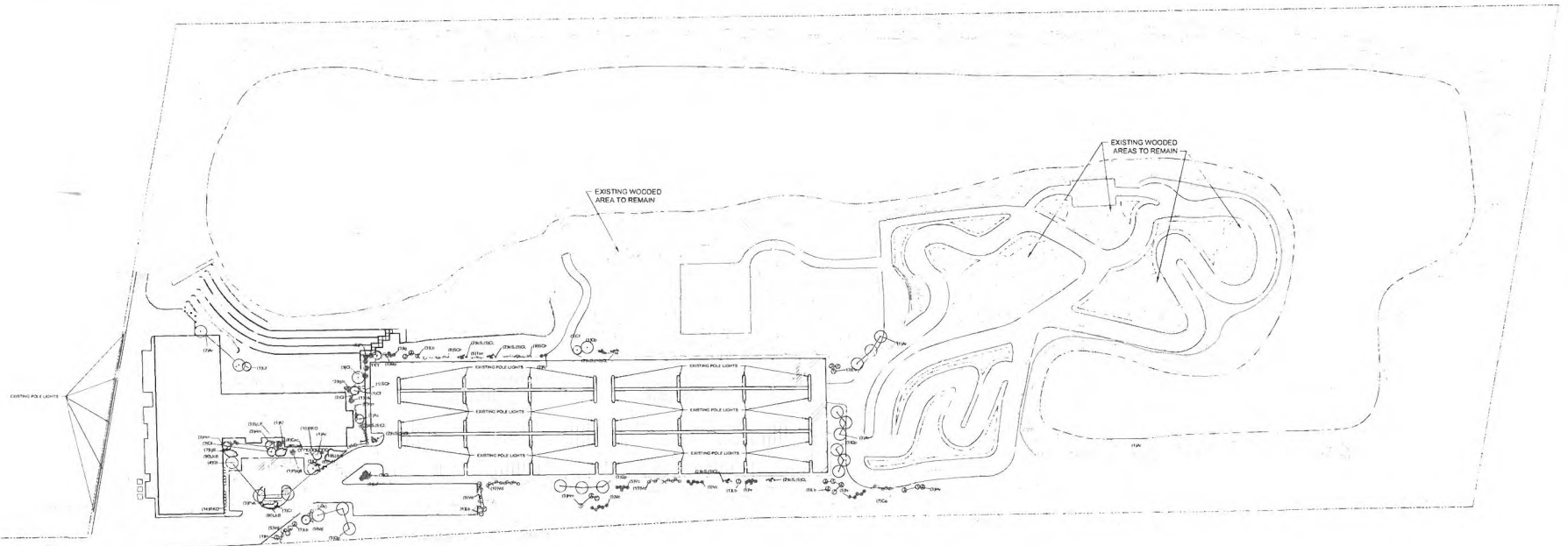
IRH Consulting Engineers, DPC
The Third Generation of Excellence in Water Supply, Water
Resource, Civil and Environmental Engineering

3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779
PHONE (815) 234-2200 FAX (815) 234-2221 E-MAIL: info@irh-engineers.com

Grading and Drainage Plan

DESIGNED BY BR SCALE As Noted
REVIEWED BY AIZ DATE June 26, 2024
PLAN SHEET BY BR PROJECT NO. Isl.WP 24-02

C-4



LIGHTING & LANDSCAPE PLAN
SCALE: 1"=80'

SURVEY NOTE

BASE SURVEY DATA PROVIDED ON 8/26/2024 BY
VOLLMUTH & BRUSH PLANNING, ENVIRONMENTAL
ENGINEERING & LAND SURVEYING

PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT					
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
13	Ar	Acer rubrum - named variety	Red Maple	2 1/2" - 3" cal	B&B
6	Or	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2 1/2" - 3" cal	B&B
4	Qb	Quercus bicolor	Swamp White Oak	2 1/2" - 3" cal	B&B
9	Qp	Quercus palustris	Pin Oak	2 1/2" - 3" cal	B&B
ORNAMENTAL TREES					
3	Ar	Amelanchier canadensis	Shadbowl Serviceberry	2 1/2" - 3" cal	B&B
7	Cf	Cornus florida	Flowering Dogwood	2 1/2" - 3" cal	B&B
EVERGREEN TREES					
3	Iof	Ilex opaca	American Holly - Female	7-8' ht.	B&B
1	Iom	Ilex opaca	American Holly - Male	7-8' ht.	B&B
5	Pr	Pinus rigida	Pitch Pine	5-6' ht.	B&B
60	Ton	Thuja occidentalis nigra	Dark American Arborvitae	5-6' ht.	B&B
1	Ppgl	Picea pungens glauca	Colorado Blue Spruce	7-8' ht.	B&B

PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT					
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHRUBS					
8	Cxc	Caryopteris x clandonensis	Blue Mist Shrub	12-15' ht.	#2 cont.
22	Ca	Clethra alnifolia	Summersweet Clethra	30" ht.	#3 cont.
5	Cr	Cornus sericea	Redosier Dogwood	24" ht.	#3 cont.
19	Hv	Hammamelis virginia	Witch Hazel	30" ht.	#3 cont.
14	Hm	Hydrangea macrophylla	Mophead Hydrangea	30" ht.	#5
10	Iv	Ilex verticillata	Winterberry	30" ht.	#5 cont.
23	Lb	Lindera benzoin	Spicebush	30" ht.	#5 cont.
3	Mp	Myrica pensylvanica	Northern Bayberry	24" ht.	#5 cont.
22	SCH	Prunus cistena	Sandcherry	30" ht.	#5 cont.
11	RTF	Rosa 'The Fairy'	Hardy Shrub Rose variety	18-24" M.	#2 cont.
24	RKO	Rosa 'Knock Out'	Hardy Shrub Rose variety	18-24" M.	#2 cont.
3	SJLP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	18-24" M.	#2 cont.
25	Vc	Vaccinium corymbosum	Highbush Blueberry	30" ht.	#5 cont.
39	Vd	Viburnum dentatum	Arrowwood Viburnum	30" ht.	#5 cont.
EVERGREEN SHRUBS					
14	ICs	Ilex crenata 'Steeds'	Steeds Upright Jap. Holly	36-44" M.	B&B
3	Ig	Ilex glabra	Inkberry	18-24"	#3/B&B
10	IgS	Ilex glabra 'Shamrock'	Shamrock Inkberry	18-24"	#3/B&B
2	Kl	Kalmia latifolia	Mountain Laurel	30" ht.	B&B
GRASSES					
55	CI	Chasmanthium latifolium	Northern Sea Oats	#2 cont.	
9	PvN	Panicum virgatum 'Northwind'	North Wind Switch Grass	#3 cont.	
GROUND COVERS AND VINES					
465	JcB	Juniperus conferta 'Blue Pacific'	Shore Juniper var.	18-24" spnd	#3 cont.

ARTICLE XLV - SECTION 108-254 PROCEDURE

- ALL APPLICATIONS FOR SITE PLAN REVIEW, USE PERMITS, PLANNED UNIT DEVELOPMENTS, SUBDIVISION APPROVALS, APPLICABLE SIGN PERMITS, OR BUILDING PERMITS SHALL INCLUDE LIGHTING PLANS SHOWING LOCATION OF EACH EXISTING AND PROPOSED OUTDOOR LIGHT FIXTURE, AND LUMINAIRE DISTRIBUTION, TYPE, LAMP SOURCE TYPE, WATTAGE, MOUNTING HEIGHT, HOURS OF OPERATION, LUMEN OUTPUT, AND ILLUMINANCE LEVELS IN TEN-FOOT GRIDS IN ORDER TO VERIFY THAT LIGHTING CONFORMS TO THE PROVISION OF THIS ARTICLE. THE PLANNING DIRECTOR MAY WAIVE THE REQUIREMENTS FOR ILLUMINANCE LEVEL INFORMATION ONLY IF THE TOWN ENGINEER FINDS THAT THE ILLUMINANCE LEVELS CONFORM TO THIS ARTICLE FOR ALL OTHER EXISTING LIGHTS WHICH MUST CONFORM TO THE REQUIREMENTS OF THIS ARTICLE XLV. AN APPLICATION SHALL BE MADE TO THE PLANNING BOARD SHOWING LOCATION, LUMINAIRE AND B&B TYPE, HOURS OF OPERATION, LUMEN OUTPUT, AND ILLUMINANCE LEVELS. APPLICATIONS FOR SUBDIVISION APPROVAL REGARDING LIGHTING PLANS MUST BE SUBMITTED TO BOTH THE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT.
- THE PLANNING BOARD SHALL REVIEW ANY NEW EXISTING LIGHTING OR ANY EXISTING EXTERIOR LIGHTING ON SUBJECT PROPERTY THAT IS PART OF AN APPLICATION FOR DESIGN REVIEW, CONDITIONAL USE PERMIT, PLANNED UNIT DEVELOPMENT, SUBDIVISION APPROVAL, APPLICABLE SIGN PERMITS OR BUILDING PERMIT, TO DETERMINE WHETHER THE EXTERIOR LIGHTING COMPLIES WITH THE STANDARDS OF THIS ARTICLE XLV.
- FOR ALL OTHER EXTERIOR LIGHTING WHICH MUST CONFORM TO THE REQUIREMENTS OF ARTICLE XLV, THE PLANNING BOARD SHALL ISSUE A DECISION WHETHER THE EXTERIOR LIGHTING COMPLIES WITH THE STANDARDS OF THIS ARTICLE XLV. ALL SUCH DECISIONS MAY BE APPEALED TO THE TOWN OF RIVERHEAD ZONING BOARD OF APPEALS WITHIN 30 DAYS OF THE DECISION.

1	9/3/2024	JRH	TOWN COMMENTS DATED 8-2-2024
REV	DATE	CK	DESCRIPTION

REVISIONS

ISLAND WATER PARK
(SCOTT'S POINT)
5835 MIDDLE COUNTRY RD.,
CALVERTON, NY 11933
SCTM# 0600-135-1-7-34

JRH Consulting Engineers, DPC

The Third Generation of Excellence in Water Supply, Water Resources, Civil and Environmental Engineering

3355 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779
PHONE: (811) 214-2220 FAX: (811) 214-2221 E-MAIL: info@jrh-engineers.com

SHEET TITLE: Lighting & Landscape Plan			
DESIGNED BY: RR	DATE: As Noted	C-5	
REVIEWED BY: AJZ	DATE: June 26, 2024		
PREPARED BY: RR	PROJECT NO: ILWP 24-02		



ALTAIR ENGINEERING, INC. A LICENSED PROFESSIONAL ENGINEER, N.Y.S. REG.

ENGINEER'S EVALUATION REGARDING PARKING

JRH Consulting Engineers + Architects, D.P.C.

3555 Veterans Memorial Highway, Suite A, Ronkonkoma, New York 11779-7636

Tel: (631) 234-2220 Fax: (631) 234-2221 e-mail: jrhdp@holzmacher.com

November 13th, 2024

Greg Bergman
Senior Planner & Zoning Officer
Town of Riverhead Planning Department
4 West Second Street
Riverhead, New York 11901

Re: Island Water Park
5835 Middle Country Road,
Calverton NY 11933
SCTM # 0600-135-1-7.34

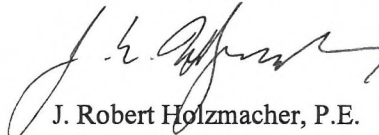
Dear Mr. Bergman:

This letter is in response to the Staff Report Dated November 12, 2024 regarding the parking calculations. "Parking calculations provided on Sheet C-3 of the site plan submission dated June 26, 2024 with a revision date of September 3, 2024 identify a total of 385 required parking stalls, where 390 parking stalls are provided, however, it is noted that 60 parking stalls are being allocated for outdoor recreation uses, which is identical to the previously approved site plan. The applicant must identify how the increase in the intensity of the outdoor recreation uses will not require additional parking."

Per the original approval, these 60 designated parking stalls remain sufficient to accommodate the outdoor recreational uses. Although there has been an increase in the intensity of outdoor activities, the addition of a go-kart track is intended solely to enhance the overall experience of current site visitors. It is not designed as a standalone attraction, nor does it have separate access points intended to draw independent users. Instead, the track serves as an amenity for existing site occupants, operating within the same access and occupancy framework as the other recreational uses. We trust this clarification addresses the questions regarding parking provisions.

Additionally, supplemental drainage infrastructure has been added within the go-kart track area to direct stormwater toward the lake. This drainage addition is pending review and approval by the Suffolk County Department of Health Services (SCDHS) and the New York State Department of Environmental Conservation (NYSDEC). If SCDHS or NYSDEC determine that these drainage features do not comply with regulatory requirements, removal of the drainage infrastructure may be necessary to achieve agency approval. Please feel free to contact me should you require any additional information. Please call Brandon Ramsaran at extension 109 or myself at extension 101 if you have any questions.

Very truly yours,
**JRH Consulting Engineers
+ Architects D.P.C.**



J. Robert Holzmacher, P.E.
Principal

JRH/br

Encl.

cc: Eric Scott, President, Island Water Park, Ken Myers, Island Water Park

Q:\2024 DPC Projects\IslWP\24-01 Island Water Park, Calverton NY\Task 2 - Change of Use - Sanitary\Deliverables\2024-11-13\ISLWPCComment Response.doc

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In Water Supply, Water Resources, Civil and Environmental Engineering

JOB DESCRIPTIONS & SALARIES

ISLAND WATER PARK CORP. - JOB DESCRIPTIONS & SALARIES

“Island Water Park” Food & Beverage employee pars broken down by revenue center

<u>Senior Management:</u>	<u>Position</u>	<u>Total</u>	<u>Salary</u>	<u>Description:</u>
<u>Management:</u>	Vice President F/B	1		Oversees all aspects of Food and Beverage. Establishes all F&B goals including Sales, Budgets, and Staffing.
<u>Main Restaurant:</u>				
<u>Management:</u>	General Manager	1		Manages all of the day to day activities of the F&B department. Oversees the daily execution of all levels of
	Manager	3		
	Executive Chef	1		Oversees all kitchen activities including staffing, budgets and ordering.
	Sous Chef	1		Oversees all kitchen activities including staffing, budgets and ordering. Handles the daily execution.
<u>FOH Hourly Employees:</u>	Servers Full Time	2		Serve the guests food and beverages in a safe and satisfactory experience.
	Servers Part Time	10		Serve the guests food and beverages in a safe and satisfactory experience.
	Bartenders Full Time	1		Serve the guests food and beverages in a safe and satisfactory experience.
	Bartenders Part Time	4		Serve the guests food and beverages in a safe and satisfactory experience.
	Server Assistants Part Time	3		Serve the guests food and beverages in a safe and satisfactory experience.
	Hosts Part Time	5		Responsibilities include greeting and seating the guest as well as addressing ant guest concerns.
<u>BOH Hourly Employees:</u>	Line Cooks Full Time	5		Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.
	Line Cooks Part Time	10		Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.
	Prep Cooks Full Time	2		Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.
	Prep Cooks Part time	5		Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.
	Dishwashers Full Time	2		Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.
	Dishwashers Part Time	5		Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.
<u>Snack Bar:</u>				
<u>Management:</u>				
	Assistant Managers	1		Manages all of the day to day activities of the Snack Bar. Oversees the daily execution of service.
<u>FOH Hourly:</u>	Servers Part Time	5		Serve the guests food and beverages in a safe and satisfactory experience.

BOH Hourly:	Line Cooks Full Time	3		Serve the guests food and beverages in a safe and satisfactory experience.
F&B Total		70		

"Island Water Park" Entertainments and Attractions

Employee Pars Broken Down by Revenue Center

Description:

Senior Management:	Vice President E/A	1		Oversees all aspects of attractions and the facility. Establishes all F&B goals including Sales, Budgets, and Staffing.
<u>Inside/ Outside</u>				
Entertainments /Events	Manager	1		Coordinates and schedules entertainment for the park and its guests.
Attraction's /Parties	Manager	1		Coordinates and schedules entertainment for the park and its guests.
Security	Security Manager	1		Manages and Oversees Hiring, Scheduling and HR for security
Out Post Logistics/ Distribution	Manager	1		Schedules out post delivery and overall execution.
<u>Team Members</u>				
Inside Attractions	Park Leads Full Time	2		Oversees the attraction attendant insuring the safety and satisfaction of our guests. Perform safety inspections of all of our attractions
Outside Attractions	Attractions Attendant Part Time	25		Insures the safety and satisfaction of our guests
	Park Leads Full Time	4		Oversees the attraction attendant insuring the safety and satisfaction of our guests. Perform safety inspections of all of our attractions
	Attractions Attendant Part Time	10		Insures the safety and satisfaction of our guests
	Lifeguards Part Time	35		Insures the safety and satisfaction of our guests
Security	Security Leads Full Time	4		Manages security staff during Shifts
	Security Staff Part Time	55		Provides a safe environment for both guests and staff
	Maintenance Full Time	4		Maintain the grounds and repairs any attractions or equipment
Amusement Employees:		144		
Total Employees:		214		

*All salaried and full time employees will be offered health insurance with employer contribution as well as a 401K option. We will also be providing earned vacation and sick time.

**All part time employees will be offered health insurance in compliance with both federal and state guidelines based on hours worked.

December 23, 2024

Via Email (director@riverheadida.org)

Riverhead Industrial Development Agency
Town of Riverhead
c/o Tracy Stark-James
4 West Second Street
Riverhead, New York 11901

**Re: Island Water Park Corp.
Amended Application Draft Review Response**

Ms. Stark-James:

Our firm represents the owner-applicant Island Water Park Corp (IWP), in connection with the above referenced amended application. I am writing to respond to your comment received on said amended application.

**RESPONSES TO AMENDED APPLICATION DRAFT REVIEW MEMO DATED
NOVEMBER 20, 2024:**

1. In the Narrative Cover Letter, it mentions seasonal events. Do you have permits to conduct these?

Response: Applicant has been advised by Fire Marshall Andrew Smith and several town councilmen, that additional permits are not necessary to operate these seasonal events because they all fall within the scope of the current approved site plan. Please see revised page 1 of the Narrative attached to the amended application.

2. The description of what was initially proposed in the original application compared to what is in the new vision in the third paragraph of the narrative is a little confusing.

Response: Scope of project has been revised to reflect the removal of the bumper boats, indoor skydiving, a cable park system for wakeboarding, 2 2000' long zip line and flyboarding. Please see revised Page 1 of the Narrative attached to the amended application.

3. Who is the other 50% owner of Lakeview Security & Investigations, Inc.

Response: The ownership of Lakeview Security & Investigations, Inc. is as follows: 50% Eric Scott, President and 50% Anthony DeGarcia, Vice President as revised on page 5 of the Riverhead Industrial Development Agency (the “IDA”) amended application.

4. Lakeview Grill Corp and Lakeview Security & Investigations will have to have COI’s identifying the Agency as additionally insured.

Response: See attached certificate of insurance for Lakeview Security & Investigations, Inc. and Island Water Park, Corp. Lakeview Grill Corp. Certificate of Insurance will be submitted under separate cover.

5. On page 6 of the application Part II 7.) Please clarify that consideration was given to other locations prior to the initial application and approval.

Response: Applicant maintained a residence in North Carolina and continues to maintain a residence in Florida. Applicant strongly considered North Carolina or Florida for the location for this Project, but since Applicant grew up on Long Island and has strong ties on Long Island including friends, family, and his primary residence he chose to bring his vision to life in his hometown. As revised on page 6 of the IDA amended application.

6. On page 7 of the application number 11.) Please clarify that prior to IDA there were no employees and since opening there are now 91.5. It also does specify FULL TIME. Please make sure that all 91 employees claimed are full time.

Response: Currently, Applicant has 26 full time employees, 161 part time employees, 75 full time equivalent employees, as revised on page 7 of the IDA amended application.

7. Page 7, Number 11 Please confirm Payroll.

Response: Our current payroll for the year is \$1,500,000.00 as revised on page 7 of the amended IDA application.

8. Page 8, G. Since the original proposal, what additional (if any) equipment or machinery has been purchased or still needs to be? Perhaps go karts, miscellaneous equipment for racquet ball etc.

Response: Additional machinery/equipment includes 40 arcades, 44 go carts, pickleball nets and paddles and a full service bar for the catering hall as revised on pg. 8 of the IDA amended application.

9. Are there leases between the entities such as Lakeview Grill?

Response: There are no current leases between: (1) IWP and Lakeview Grill Corp; or (2) IWP and Lakeview Security & Investigations, Inc.

10. We will actually need tenant applications for those entities. I have provided for your convenience.

Response: Since there are no leases between: (1) IWP and Lakeview Grill Corp.; and (2) IWP and Lakeview Security Investigations, Inc., we have been advised that IDA Tenant Applications are not required.

11. Page 9, D. Detailing the square footage is appreciated, however can you provide the percentage in comparison to the project? This should be the same answer on page 10 B. as well.

Response: The percentage for the retail sales and/or goods portion of this project is 2%. Retail surfboards/sunglasses, etc. 1,000 Sq. Ft., as revised on page 9 and 10 of the IDA amended application.

12. Page 13, 7 B) Please provide an anticipated timeframe for all approvals on amendments.

Response: The Facility first opened on October 29, 2023. IWP anticipates site plan approval by March 2025 and IWP anticipates DEC approval by June 2025, as revised on page 13 of the IDA amended application.

13. Page 16. 3, B) Please add that you are requesting the continuation of benefits previously authorized.

Response: IDA benefits are still needed with the exception of the sales tax abatement.

14. Page 17. Part VI, 1) Just confirming that the years are cumulative and the salary levels are consistent and actual.

Response: Applicant maintains that the years are cumulative and the salary levels are consistent and actual.

15. Page 17.4. Is incomplete. What has been the increase in sales since opening?

Response: The increase in sales is \$11,985,970.00 as revised on page 17 of the IDA amended application.

16. Page 17. 5. Again, just making sure that there are 91.5 FULL TIME jobs being retained.

Response: Currently there are 26 full time employees, 161 part time employees, and 75 full time equivalent employees, as revised on page 7 of the IDA amended application.

17. Page 19 Part VII 1. Please provide a brief explanation on a separate attachment.

2. Is the answer accurate with regard to environmental regulations or operating practices?

Response: As Greg Bergman stated in this past work session, the DEC is only concerned with the footprint of the lake, and they want IWP to finish with the “reclamation” of the lake by vegetating the slopes for the purpose of

stability so that the footprint does not grow larger. This is very close to being completed but more vegetating of the slope is necessary. In the fall 2024 IWP began a rigorous Hydroseeding and watering regimen. Early sprouts of ryegrass have taken hold and are holding the other seed in place. The DEC must reinspect in six months to inspect the necessary coverage. Once IWP passes their inspection, the DEC will give IWP reclaimed status. This will conclude their regular involvement with IWP. Estimated completion is six months (June 2025). Also, the DEC will be listed during the coordinated review of IWP's site plan. (See attached statement for IWP.)

18. Please provide a one-page attachment describing the civil litigation with the town and status of same.

Response: IWP is close to settling the civil litigation with the town & anticipate a resolution in the upcoming weeks. All fines and code enforcement tickets have been paid and resolved as well and an amended site plan is complete, filed, and under review. (See attached statement for IWP.)

19. Please provide status of DEC approvals.

Response: IWP is working with the DEC get to the point of reclamation. (See number 17 (above) and attached statement for IWP.)

20. Please provide an updated itemized construction budget reflecting the increase from the original budget.

Response: Previous budget and current budget is updated and attached hereto. In addition, budget has been updated and revised on page 13 and 14 of the amended application.

21. You had originally provided a LOI form First Central Savings. Please provide an updated term sheet from the projects financial institution.

Response: IWP's loan with First Central Savings never closed. As of December 9, 2024, IWP consolidated all of their loans pursuant to a Mortgage and

Consolidation Agreement (“Mortgage”) in the consolidated sum of \$38,000,000.00 in favor of Ferentinos Enterprises. We have modified pg. 8 of the amended application to reflect this mortgage amount and a copy of the Mortgage is attached for your reference.

**RESPONSES TO AMENDED APPLICATION DRAFT REVIEW MEMO DATED
DECEMBER 13, 2024:**

1. Please provide proof of purchase of the property.

Response: Please see enclosed Bargain and Sale Deed without Covenants dated March 26, 2003 whereas The Town of Riverhead Community Development Agency deeded the Premises to IWP.

2. Please provide existing mortgage documents reflecting the \$4.2 million.

Response: As of December 9, 2024 IWP has a mortgage with Ferentinos Enterprises in the Consolidated mortgage amount of \$36,000,000.00

3. Please provide a budget from the original proposed project reflecting a comparison to the actual.

Response: Previous budget and current budget is updated and attached hereto. In addition, budget has been updated and revised on page 13 and 14 of the amended application.

4. Page 14. C. from the application form. Is the new mortgage paying off the current loan?

Response: Yes, the new mortgage paid off the existing indebtedness.

5. Please provide a copy of term sheet for new mortgage.

Response: As of December 9, 2024, IWP consolidated all of their mortgages pursuant to a Mortgage and Consolidation Agreement (“Mortgage”) in the consolidated sum of \$38,000,000.00 in favor of Ferentinos Enterprises. We have modified pg. 8 of the application to reflect this Purchase Price and a copy of the Mortgage is attached for your reference.

6. Lakeview Security was the only NYS 45 Quarterly report in the submission. Do you have the NYS45's for IWP and Lakeview Grill?

Response: IWP and Lakeview Grill Corp., Inc are part of a PEO partnered with Paychex. A PEO is an all-in-one HR, payroll, benefits and risk management solution for employees. It also assists businesses in simplifying HR processes and maintaining legal compliance; therefore NYS45S are never issued to any of these entities directly. however, IWP can provide Quarterly Reports as attached.

7. Included in your submission is a SEQRA form. Was this from the original? We will need an approved copy from the latest site plan submission when approved.

Response: Attached is the updated SEQRA form dated June 2024 that was submitted with the site plan for the July 2024 filing. Site plan is pending.

8. Please be reminded that everything you claim as "part of the project" must get built unless you come back to the agency with a request to amend, i.e. indoor skydiving, zip lining. Also noted in the narrative is bumper boats, yet the engineers report states there will be no motorized bumper boats. Are these peddle bumper boats? The Agency's understanding is that there should be no motorized activities within the lake. Please clarify.

Response: The scope of the project has been modified and we have removed bumper boats, indoor skydiving, cable park system for wakeboarding, and the 2000-foot-long zip lined flyboarding from the project

9. Please check the employment projections on page 17 of the application form compared to claims made within the narrative and on the employment spreadsheet submitted with the original application. Amend as necessary. Make sure these can be verified by the NYS 45 form.

Response: Currently there are 26 full time employees, 161 part time employees, and 75 full time equivalent employees, as modified on page 17 of the amended application.

10. The narrative claims 26 Ft, 125 seasonal and 250 PT. What defines PT vs seasonal in your view?

Response: Seasonal employees are considered part time employees. These jobs run during our busy season, which is from May through September. These part time/seasonal employees are typically local college students.

11. If you have leases with Lakeview Security and Lakeview Grill, please submit as well.

Response: There are no current leases between IWP and Lakeview Security & Investigations, Inc. and Lakeview Grill Corp.

12. Updated Certificates of Insurance on each of the entities identifying the RIDA as additionally insured.

Response: Attached, please find Certificates of Insurance for IWP and Lakeview Security & Investigations Inc.

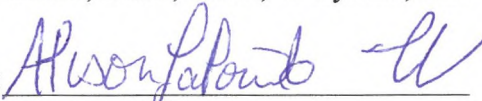
13. To clarify, the original site plan had you reduce the parking. The amendments now force an increase in parking spaces?

Response: The original 2021 site plan required 359 parking stalls. The amended 2024 site plans now requires 385. We currently have 390. See attached as built survey. parking space.

Please let us know if you require anything further. Thank you for your courtesy and consideration herein.

Respectfully submitted,

Certilman, Balin, Adler, & Hyman, LLP

By: 
Alison LaPointe, Esq.

AL;tl
Enclosures