

NYCIDA PROJECT COST/BENEFIT ANALYSIS

May 8, 2014

APPLICANT

Treasure Asset Storage LLC
122 West 146th Street
New York, New York 10039

PROJECT LOCATION

122 West 146th Street
New York, New York 10039

A. Project Description:

Straight-lease (Industrial Incentive Program) transaction for the benefit of Treasure Asset Storage LLC, a fine arts storage company, in connection with the construction, furnishing and equipping of an approximately 110,000 square foot fine arts storage facility located on an approximately 26,000 square foot parcel of land located at 122 West 146th Street (Block 2014, Lot 45). The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes, and exemption from City and State sales and use taxes.

Total Project costs are estimated to be \$21 million with \$13,287,255 for construction hard costs, \$2,566,882 for soft costs, \$3,700,000 for furnishing and equipment, and \$1,445,863 for a debt service reserve fund and fees.

This is a start-up that is expected to employ fifteen full-time equivalent employees within three years.

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

Mortgage Recording Tax Benefit:	\$	341,250
Land Tax Abatement (NPV, 10 years):		1,924,254
Building Tax Exemption (NPV, 10 years):		4,755,927
Sales Tax Exemption:		585,049
Total Cost to NYC	\$	7,606,480

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 10 years @ 6.25%):

\$ 10,382,843

BENEFITS APPLICATION

Applicant Name: Treasure Asset Storage LLC	
Name of operating company (if different from Applicant):	
Operating Company Address: 122 West 146 Street New York NY 10039	
Website Address: TBD	
EIN #: [REDACTED]	NAICS Code: 493110
State and date of incorporation or formation: NY 3/12/14	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant is (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership <input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership <input type="checkbox"/> Natural Person
<input type="checkbox"/> C Corporation <input type="checkbox"/> 501(c)(3) Organization	<input type="checkbox"/> S Corporation <input type="checkbox"/> Other: _____
Are any securities of Applicant publicly traded? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Applicable Financial Assistance (check all that apply)

Please note the following: When Build NYC is the entity providing Financial Assistance, the Project Financial Assistance may be limited to deferral from mortgage recording taxes and tax-exempt conduit bond financing.

Bond Financing	N/A
Real Estate Tax Benefits	Yes
Sales Tax Waiver	Yes
Mortgage Recording Tax Deferral	Yes

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Ken Cayre / Founder	Treasure Asset Storage LLC	[REDACTED]	[REDACTED]	[REDACTED]
Attorney	Marc J. Gurell	Seyfarth Shaw LLP	[REDACTED]	[REDACTED]	[REDACTED]
Accountant	Costas K. Savva, MST, CPA	Costas K. Savva PC	[REDACTED]	[REDACTED]	[REDACTED]
Consultant/Other					

Background

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

Founder Ken Cayre has decades of experience as a successful entrepreneur. Ken first made his mark in the entertainment industry, launching the legendary disco label Salsoul Records in 1974. Salsoul, featured such hits artists as The Salsoul Orchestra, Skyy, Instant Funk and First Choice. During Salsoul’s ten active recording years it was nominated for a grammy as well as produced 4 Gold Albums and 3 Gold Singles.

In 1984, Ken and his brothers started GoodTimes Entertainment Co., which distributed VHS and Betamax video products for over 20 years to Wal-Mart, K-Mart, Toys R Us, Target and other national retailers.

In 2003, Cayre founded Cayre Investments with his two sons, Jack and Nathan. The firm targets prime retail-oriented real estate predominately in Manhattan and the outer New York City boroughs.

During 2003 Cayre Invesments started “Treasure Island Storage”, which currently owns and operates self-storage facilities in New Jersey and New York including ten facilities encompassing over one million square feet.

Ken, an artist at heart, also has an affinity to Fine and Decorative Arts. Over the years, specifically after Sandy, Ken witnessed more and more galleries and Fine Art storage facilities vacating Manhattan for locations in New Jersey like Newark and Jersey City. Since being introduced to the NYC IDA and learning of the benefits provided for Manhattan investment, Cayre Investments will refocus its capital and management efforts from other projects in New Jersey back to New York City, specifically Manhattan. Complimenting the recent investment in the immediate area with the recent completion on the MTA’s \$218 million dollar state of the art LEED certified bus depot in Harlem, Cayre Investments will convert an existing parking lot on an adjacent street into Manhattan’s first purpose built museum quality Fine and Decorative Art storage facility.

Proposed Project Activities

Project Financing

Amounts provided should be aggregates for all Project Locations.

Uses of Funds	Sources of Funds (If needed use an additional sheet to indicate all sources and uses)							Total Uses
	Bond Proceeds	Commercial Financing (Loan 1)	Commercial Financing (Loan 2)	Affiliate/ Employee Loans	Capital Campaign	Company Funds	Other (Identify):	
Land & Building Acquisition								
Construction Hard Costs		13,287,255						13,287,255
Construction Soft Costs		2,566,882						2,566,882
Fixed Tenant Improvements								
Furnishings & Equipment		3,700,000						3,700,000
Debt Service Reserve Fund		1,250,000						1,250,000
Capitalized Interest								
Costs of Issuance								
Fees (explain):		195,863						195,863
Other (explain)								
Total Sources		21,000,000						21,000,000

Please provide answers to the following four questions on a separate page.

1. Please provide a brief overview of the entire proposed Project. If necessary, break down by tax lot to describe activities at each Project Location.

New construction of a four story Fine Art Storage facility to support the needs of artists, auction houses, estates, foundations, galleries, museums and the host of private collectors both corporate and individual.

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

This will be a new business requiring the hiring of employees with specialized skills sets similar to those of a museum registrar.

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

A ground up Fine and Decorative Art Storage facility with ceiling heights on the first floor up to 23 feet. This site will have a custom building envelope matched with a specialized climate control system to maintain the proper micro-climate throughout the facility.

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

Subsequent to the NYC IDA board meeting on May 13, 2014 Cayre Investments will complete the projects design and move to construction. Completion estimated on or about Q2-2015.

Operating Pro Forma (for NYCIDA applicants only)

Please provide an operating pro forma or other financial analysis demonstrating how NYCIDA assistance is needed in order to make the Project feasible.

Sourcing

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

New York City	% of Total?	10-12%
New York State (excluding NYC)	% of Total?	25-30%
United States (excluding NYS & NYC)	% of Total?	50-55%
Outside United States	% of Total?	< 5%
N/A – No equipment is planned to be purchased for this Project		

Project Location Detail

Project Location		Project Location #	of
Borough/Block/Lot:	Manhattan 02014 / 0045	Street address and zip code:	122 West 146 th Street 10039
Zoning:	C8 - 3	Number of Floors:	4
Square footage of existing building:		Square footage of land:	approx 26.000
Anticipated square footage of building following construction and/or renovation:	110,000	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction):	
Intended use(s) of site (check <u>all</u> that apply): Retail Manufacturing/Industrial <u>Office</u> Non-profit For ALL USES other than Non-profit or Retail, please also complete Energy Questionnaire			
Is there any improved space which is currently occupied by existing subtenant(s) (whether Affiliates or otherwise)? Yes X No			
Will any improved space be occupied by subtenant(s) (whether Affiliates or otherwise)? Yes X No			
If yes to either, please attach a separate page and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.			

Anticipated Ownership of Premises

1. Please check all that apply:

Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: June 11, 2013
Applicant or an Affiliate leases or expects to lease the Project Location	(Projected) Lease signing date: June 15, 2014
If you checked the box above, please select one of the following: Lease is for an entire building and property Lease is for a portion of the building and/or property.	
None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described in a supplementary document (attached).	

2. If an Affiliate owns or controls (or will own or control) a Project Location, then describe such Affiliate by choosing one of the following selections and completing the chart provided below:

~~General Partnership~~ ~~Limited Partnership~~ ~~C Corporation~~
~~S Corporation~~ Limited Liability Company ~~501(c)(3) Organization~~
 Natural Person Other (specify): _____

Name of Affiliate:	CS 122 West 146 th Street LLC	EIN # of Affiliate:	██████████
Address of Affiliate:	c/o Cayre Investments 1350 Broadway – Suite 1010 NY NY 10018		
Affiliation of Affiliate to Applicant:	Landlord		
Contact Person:	Ken Cayre	Title of Contact Person:	Managing Member
Phone Number(s):	██████████		

Employment Information

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

1. Anticipated Facility Operations Start Date: June 15, 2015
2. Number of Employees Applicant employed throughout New York City as of the last pay period:
 Part-time (working between 17.5 and 35 hours per week): None Full-time (working 35 or more hours per week): None
3. If Applicant currently occupies and operates at the Project Location, how many Full- and Part-time Employees are employed at Project Location?
 Part-time (working between 17.5 and 35 hours per week): N/A Full-time (working 35 or more hours per week): N/A
4. Number of Employees Applicant expect to employ throughout New York City on the Facility Operations Start-Date:
 Part-time (working between 17.5 and 35 hours per week): 2 Full-time (working 35 or more hours per week): 6
 How many of these employees are expected to be relocated to the Project Location on or about the Facility Operations Start Date?
 Part-time (working between 17.5 and 35 hours per week): None Full-time (working 35 or more hours per week): None
5. Estimated New-growth Employment. Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location in each year. Note: Year 1 is the year following the Facility Operations Start Date; Year 2 is the second year following that date; Year 3 is the third, etc. **Please be sure to include back-up documentation (i.e., historical payroll data) which inform your employment projections.**

Years following Facility Operations Start Date	1	2	3	4	5	6	7	Total New Growth
Permanent Full-time	0	1	4	1	0	0	0	6
Permanent Part-time	2	2	2	1	1	1	1	10

Wage Information

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

1. If employees are to be relocated on the Facility Operations Start Date, what will be the average annual compensation per relocated employee?
 Part-time: N/A Full-time: N/A
2. With regard to the employees currently employed at the Project Location, what is the current average annual compensation per employee?
 Part-time: N/A Full-time: N/A
3. For new employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average annual compensation per employee?
 Part-time: \$ 30,000 Full-time: \$ 45,000
4. For all new employees (again, excluding Principals) expected to be hired during the three-year period following the Facility Operations Start Date, please project the following:

Part-Time

Average annual compensation per employee: \$ 30,000
 Annual salary of highest compensated part-time employee: \$ 30,000
 Annual salary of lowest compensated part-time employee: \$ 30,000

Full-Time

Average annual compensation per employee: \$ 40,000
 Annual salary of highest compensated full-time employee: \$ 40,000
 Annual salary of lowest compensated full-time employee: \$ 40,000

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

50% of healthcare costs, access to a 401k, Paid Time Off (Holiday, Vacation & sick)

Labor

The Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions apply to any of these Companies, answer "NO"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Have any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
 Yes No If Yes, please explain on an attached sheet

2. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?
 Yes No If Yes, please describe and explain current status of complaints on an attached sheet

3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes No If Yes, please explain on an attached sheet

4. Are all employees of the Companies permitted to work in the United States?
 Yes No If No, please provide details on an attached sheet.
 Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
 Yes No If No, please explain on an attached sheet

5. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
 Yes No If "Yes," please use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.

6. Have any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
 Yes No If "Yes," please use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.

7. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?
 Yes No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

Certification

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the applicable Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I represent that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify to the best of my knowledge and belief, after due investigation, the information contained in these Application Materials is accurate, true and correct and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Agency's Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, the Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at the Applicant's expense.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA/Build NYC may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to its Board for approval. If the Agency presents Applicant's proposed Project to its Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to its for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the the Agency Board of Directors for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases NYCIDA, Build NYC, NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Agency reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

This 10 day of Apr, 2014 . _____

Name of Applicant: _____

Signatory: _____

Title of Signatory: _____ PRES.

Signature: _____

Handwritten signature: H. Wayne

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. Certified by Preparer,

This 10 day of Apr, 2014 . _____

Name of Preparer: _____

Signatory: _____

Title of Signatory: _____ PRES.

Signature: _____

Handwritten signature: H. Wayne

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: CS 122 WEST 146 TH STREET LLC			
Project Location (describe, and attach a location map): 122 WEST 146 TH STREET, 10039			
Brief Description of Proposed Action: A GROUND UP, 4 STORY, FINE AND DECORATIVE ART STORAGE FACILITY WITH CEILING HEIGHTS ON THE FIRST FLOOR UP TO 23 FEET.			
Name of Applicant or Sponsor: TREASURE ASSET STORAGE, LLC		Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: c/o CAYRE INVESTMENTS 1350 BROADWAY-SUITE 1010			
City/PO: NEW YORK		State: NY	Zip Code: 10018
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: SEEKING IDA BENEFITS NYC DOB - APPLICATION IN PROCESS			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.60 acres	
b. Total acreage to be physically disturbed?		.60 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.60 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): CHURCH <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>PER NYC CODE</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>TREASURE ASSET STORAGE LLC</u> Date: <u>10th Apr, 2014</u>		
Signature: <u>[Handwritten Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>