

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the County of Otsego Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
189 Main Street, Suite 500
Oneonta, New York 13820
Attention: Chief Executive Officer

This application by applicant respectfully states:

ZAED Properties, LLC

APPLICANT: _____

6106 State Highway 28

APPLICANT'S STREET ADDRESS: _____

Fly Creek

NY

13337

CITY: _____

STATE: _____

ZIP CODE: _____

607-643-1633

Josh@simpleintegrityllc.com

PHONE NO.: _____

FAX NO.: _____

E-MAIL: _____

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

Hobaica Law Office

NAME OF FIRM: _____

Peter W. Hobaica

NAME OF ATTORNEY: _____

29 Pioneer St Suite 304

ATTORNEY'S STREET ADDRESS: _____

Cooperstown

NY

13326

CITY: _____

STATE: _____

ZIP CODE: _____

607-282-4252

peterw@hobaicalaw.com

PHONE NO.: _____

FAX NO.: _____

E-MAIL: _____

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 HEREOF BEFORE FILLING OUT THIS FORM.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Two Hundred Dollars (\$200) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**

10. The Agency has established a project fee for each project in which the Agency participates. UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.

FOR AGENCY USE ONLY

1. Project Number	
2. Date application Received by Agency	, 20
3. Date application referred to attorney for review	, 20
4. Date copy of application mailed to members	, 20
5. Date notice of Agency meeting on application posted	, 20
6. Date notice of Agency meeting on application mailed	, 20
7. Date of Agency meeting on application	, 20
8. Date Agency conditionally approved application	, 20
9. Date scheduled for public hearing	, 20
10. Date Environmental Assessment Form ("EAF") received	, 20
11. Date Agency completed environmental review	, 20
12. Date of final approval of application	_____, 20__

AGENCY FEE SCHEDULE INFORMATION

1. APPLICATION FEE: \$200.00 (Non-refundable)

2. AGENCY FEE:

- (a) Bond Transactions: 1% of bond amount
- (b) Sale Leaseback Transactions: 1% of Total Project Cost (see page 14) plus annual administrative fee based upon the size and complexity of project reporting

3. AGENCY LOCAL COUNSEL FEE:

- (a) \$3,000 minimum agency counsel fee
- (b) 1% up to and including \$1,500,000
- (c) 1/2 of 1% for all amounts in excess of \$1,500,000

- (d) \$20,000 maximum agency counsel fee, provided that an additional counsel fee at a rate of \$100/hour may be charged in special circumstances
- (e) disbursements (e.g., photocopying, telephone charges, postage) are charged in addition to the legal fee

4. AGENCY SPECIAL COUNSEL AND BOND COUNSEL FEE:

In connection with the Project there will be fees of the Agency's Special Counsel/Bond Counsel. The amount of such fees is based on, among other things, the structure and size of the financing. An estimate of such fees will be provided shortly after the applicant delivers the Application to the Agency.

SUMMARY OF PROJECT

Applicant: ZAED Properties, LLC

Contact Person: Josh Edmonds

Phone Number: 607-643-1633

Occupant:

Project Location: 10 Chestnut St. Cooperstown, NY 13326

Approximate Size of Project Site: .47 Acres

Description of Project:

The construction of a new two story, 16,000 sq ft multi family apartment building. 13 units, 21 bedrooms. Passive house certified, on site solar generation

Type of Project: Manufacturing Warehouse/Distribution
 Commercial Not-For-Profit
 Other-Specify *Housing*

Employment Impact: Existing Jobs *NA*
New Jobs

Project Cost: \$3,250,000

Type of Financing: Tax-Exempt Taxable Straight Lease

Amount of Bonds Requested: \$NA

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$120,000 (EST)
Mortgage Recording Taxes:	\$18,750 (EST)
Real Property Tax Exemptions:	\$147,810
Other (please specify):	\$

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status: NA
Estimate of Jobs to be Created: NA
Estimate of Jobs to be Retained: NA

Average Estimated Annual Salary of Jobs to be Created:
Annualized Salary Range of Jobs to be Created:
Estimated Average Annual Salary of Jobs to be Retained:

NA

NA

NA

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: ZAED Properties, LLC

Present Address: 6106 State Highway 28 Fly Creek, NY

Zip Code: 13337

Employer's ID No.: 86-1860158

2. If the Company differs from the Applicant, give details of relationship:

3. Indicate type of business organization of Company:

a. Corporation (If so, incorporated in what country? _____
What State? _____ Date Incorporated? _____ Type of
Corporation? _____ Authorized to do business in New York?
Yes ; No).

b. Partnership (if so, indicate type of partnership _____,
Number of general partners ____, Number of limited partners ____).

c. Limited liability company,
Date created? Jan 4, 2021 _____.

d. Sole proprietorship

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Francesca Zambello 255 Co Hwy 27 Richfield Springs, NY 13439	Partner	<i>Glimmerglass Festival</i>
Josh Edmonds 45 Delaware St Cooperstown, NY	Partner	Simple Integrity LLC

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ; No .

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ; No .

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ; No .
(If yes to any of the foregoing, furnish details in a separate attachment).

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes ; No .
If yes, list exchanges where stock traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Francesca Zambello		50%
Josh Edmonds		50%

D. Company's Principal Bank(s) of account:

II. DATA REGARDING PROPOSED PROJECT

A. Summary: (Please provide a brief narrative description of the Project.)

Chestnut Crossing is a 13 unit new construction multi family buidling just off of Main St in Cooperstown. It aims to be forward thinking and climate conscious. It will be EPA indoor air plus certified, PHIUS certified, Energy Star certified and is targeting Net Zero.

B. Location of Proposed Project:

1. Street Address 10 Chestnut St
2. City of NA
3. Town of Otsego
4. Village of Cooperstown
5. County of Otsego

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: .

Is a map, survey or sketch of the project site attached? Yes ; No .

2. Are there existing buildings on project site? Yes ; No .

a. If yes, indicate number and approximate size (in square feet) of each existing building:

There are two existing buildings on site. The combined footprints total just over 8,000 sq ft

b. Are existing buildings in operation? Yes ; No .

If yes, describe present use of present buildings:

c. Are existing buildings abandoned? Yes ; No . About to be abandoned? Yes ; No . If yes, describe:

d. Attach photograph of present buildings.

See Attached

3. Utilities serving project site:
 Water-Municipal:
 Other (describe)
 Sewer-Municipal:
 Other (describe)
 Electric-Utility:
 Other (describe)
 Heat-Utility: NA
 Other (describe)
4. Present legal owner of project site: ZAED Properties, LLC February 2
- a. If the Company owns project site, indicate date of purchase: February 2, 2021; Purchase price: \$228,250.
- b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ; No . If yes, indicate date option signed with owner: _____, 20__; and the date the option expires: _____, 20__.
- c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes ; No . If yes, describe:

5. a. Zoning District in which the project site is located:
 Village of Cooperstown R-3
- b. Are there any variances or special permits affecting the site? Yes ; No . If yes, list below and attach copies of all such variances or special permits: Village Board of Trustees Special Use Permit

Zoning Board of Appeals, 4 separate variances. See attached

D. Buildings:

1. Does part of the project consist of a new building or buildings? Yes ; No . If yes, indicate number and size of new buildings:

One new building approximately 16,000 sq ft.

2. Does part of the project consist of additions and/or renovations to the existing buildings? Yes ; No . If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:

Long term residential housing

E. Description of the Equipment: NA

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes ; No .
If yes, describe the Equipment:

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ; No . If yes, please provide detail:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

F. Project Use:

1. What are the principal products to be produced at the Project?
NA

2. What are the principal activities to be conducted at the Project?
Housing

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes ; No . If yes, please provide detail:

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? NA %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation? Yes ; No . If yes, please explain:

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ; No . If yes, please explain:

c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes ; No . If yes, please explain:

NA

d. 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 city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ; No . If yes, please provide detail:

e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ; No . If yes, please explain:
The Project is located in a municipality that has an adopted comprehensive plan that cites a lack of housing as a critical need

6. If the answers to any of subdivisions c. through e. of question 5 is yes, 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 ; No . If yes, please explain:

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ;

No . If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ; No . If yes, please provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes ; No . If yes, please provide detail:

NA

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ; No . If yes, please provide detail:

NA

10. Will the Project be owned by a not-for-profit corporation? Yes ; No . If yes, please provide detail:

11. Will the Project be sold or leased to a municipality? Yes ; No . If yes, please provide detail:

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals. Otsego County Code Enforcement - Building permit

Village of Cooperstown - Special use permit, Various other approvals from village boards. Approvals are attached.

2. Describe the nature of the involvement of the federal, state or local agencies described above:

Village of Cooperstown Board of Trustees: Special use Permit to allow density of units more than 3 - GRANTED

Village of Cooperstown Planning Board: Site plan Review - APPROVED

*Village of Cooperstown Historic Preservation and Architectural Review Board:
Certificate of appropriateness and Demolition approval- GRANTED*

Village of Cooperstown Zoning Board of Appeal:

11" Height variance

Parking buffering adjustment

Trash enclosure placement

Approval to remove 2 additional trees

ALL GRANTED

Otsego County Building Permit - ISSUED

H. Construction Status:

1. Has construction work on this project begun? Yes ; No . If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

Construction has begun. Existing buildings have been removed. General site work is complete. Foundation is complete. Framing is underway. Water line into the building is complete. Sewer is connected. Stormwater has begun and will finish in the spring.

2. Please indicate amount of funds expended on this Project by the Company in the past three (3) years and the purposes of such expenditures:

\$650,000 (EST)

Property Purchase, Architectural Fees, Asbestos Survey, Property Survey, Legal Fees, 1st Construction Draw

3. Please indicate the date the applicant estimates the Project will be completed:
December 2022

I. Method of Construction After Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? Yes ; No .

2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ; No .

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ; No . If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: Corporation: Partnership: Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No . If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

2. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: Corporation: Partnership: Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No . If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No . If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? NA

IV. EMPLOYMENT IMPACT NA

A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT Employees of Applicant					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Employees of Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					

First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Mohawk Valley Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges				
Estimated Number of Employees Residing in the Mohawk Valley Economic Development Region ¹				

C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

¹ The Mohawk Valley Economic Development Region consists of the following counties: Fulton, Herkimer, Montgomery, Oneida, Otsego, and Schoharie.

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

V. PROJECT COST AND FINANCING SOURCES

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	228,250
	\$ _____
Buildings	2,858,740
	\$ _____
Machinery and equipment costs	NA
	\$ _____
Utilities, roads and appurtenant costs	Included in buildings
	\$ _____
Architects and engineering fees	150,000 (EST)
	\$ _____
Costs of financing	\$ _____
Construction loan fees and interest (if applicable)	60,000 (EST)
	\$ _____
Other (specify)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL PROJECT COSTS	3,296,990
	\$ _____

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	2,600,000 \$ _____
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	650,000 \$ _____
Other (specify, e.g., tax credits)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	3,250,000 \$ _____

- C. Have any of the above expenditures already been made by the applicant?
 Yes ; No . If yes, indicate particulars.
 Applicant equity has been spent on property purchase, architectural fees
 and initial construction draw.

- D. Amount of loan requested: \$ 2,600,000;
 Maturity requested: 20 years.
- E. Has a commitment for financing been received as of this application date, and if so, from whom?
 Yes ; No . Institution Name: Bank of Cooperstown
 Provide name and telephone number of the person we may contact.
 Name: Kyle Liner Phone: 607-547-2210
- F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 0 %

G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$ 2,600,000

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ; No . If yes, indicate:

a. Amount of loan requested: _____ Dollars;

b. Maturity requested: _____ Years.

2. If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes ; No .

3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:

- a. retail food and beverage services: Yes ; No
- b. automobile sales or service: Yes ; No
- c. recreation or entertainment: Yes ; No
- d. golf course: Yes ; No
- e. country club: Yes ; No
- f. massage parlor: Yes ; No
- g. tennis club: Yes ; No
- h. skating facility (including roller skating, skateboard and ice skating): Yes ; No
- i. racquet sports facility (including handball and racquetball court): Yes ; No
- j. hot tub facility: Yes ; No
- k. suntan facility: Yes ; No
- l. racetrack: Yes ; No

4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.

B. Tax Benefits

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes ; No . If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes ; No .

2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes ; No . If yes, what is the approximate amount of financing to be secured by mortgages? \$ 2,600,000.

3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes ; No . If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 1,500,000.

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

a.	N.Y.S. Sales and Compensating Use Taxes:	\$ <u>120,000 (est)</u>
b.	Mortgage Recording Taxes:	\$ <u>18,750 (est)</u>
c.	Real Property Tax Exemptions:	\$ <u>147,810 (est)</u>
d.	Other (please specify):	
	_____	\$ _____
	_____	\$ _____

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes ; No . If yes, please explain.

C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VII. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, 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 (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment

opportunities created as a result of the Project.

C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of

Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands 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 exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Documents and Reports which can be accessed at: <http://otsegonow.com/about-the-ida-and-occcrc/documents-and-reports/>.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

ZAED Properties, LLC

By: *John J. Esposito* Applicant
Title: Member
Partner

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 26 THROUGH 29 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30.

VERIFICATION

(If Applicant is a Corporation)

N A

STATE OF _____)
) SS.:
COUNTY OF _____)

_____ deposes and says that he is the
(Name of chief executive of applicant)

_____ of _____,
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(officer of applicant)

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is sole proprietor)

NA

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says
(Name of Individual)

that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application.

Sworn to before me this
__ day of _____, 20 __.

(Notary Public)

VERIFICATION

(If applicant is partnership)

STATE OF _____)
) SS.:
COUNTY OF _____)

N/A

_____, deposes and says
(Name of Individual)
that he is one of the members of the firm of _____,
(Partnership Name)

the partnership named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

Sworn to before me this
___ day of _____, 20__.

(Notary Public)

VERIFICATION

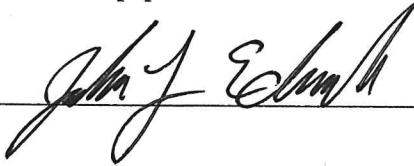
(If applicant is limited liability company)

STATE OF New York)
) SS.:
COUNTY OF Otsego)

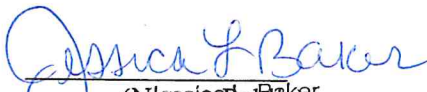
Joshua Edmonds, deposes and says
(Name of Individual)

that he is one of the members of the firm of ZAED Properties, LLC,
(Limited Liability Company)

the limit liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.



Sworn to before me this
17 day of Nov, 2021.


(Notary Public)
Notary Public, State of New York
Qual. In Otsego Co. No. 01BA6091029
My Commission Expires April 21, 2023

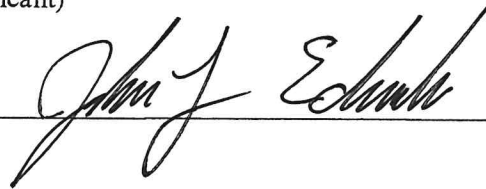
NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE
HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30 IS SIGNED BY THE APPLICANT.

HOLD HARMLESS AGREEMENT

Applicant hereby releases County of Otsego Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (ii) the Agency's acquisition, construction and/or installation of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, 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 Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: _____



Sworn to before me this
17 day of Nov, 2021.


(Notary Public)

Jessica L. Baker
Notary Public, State of New York
Qual. in Otsego Co. No. 01BA6091029
My Commission Expires April 21, 2023

TO: Project Applicants
 FROM: County of Otsego Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the County of Otsego Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	<i>ZAED Properties, LLC</i>
2. Brief Identification of the Project:	<i>Chestnut Crossing Multi Family Housing</i>
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ 0
B. Value of Sales Tax Exemption Sought	\$ 120,000 (EST)
C. Value of Real Property Tax Exemption Sought	\$ 147,810 (EST)
D. Value of Mortgage Recording Tax Exemption Sought	\$ 18,750 (EST)
4. Likelihood of accomplishing the Project in a timely fashion:	<i>High</i>

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ 228,250
2. Site preparation	\$
3. Landscaping	\$
4. Utilities and infrastructure development	\$
5. Access roads and parking development	\$
6. Other land-related costs (describe)	\$
B. Building-Related Costs	
1. Acquisition of existing structures	\$
2. Renovation of existing structures	\$
3. New construction costs	\$ 2,858,740
4. Electrical systems	\$
5. Heating, ventilation and air conditioning	\$
6. Plumbing	\$
7. Other building-related costs (describe)	\$

C. Machinery and Equipment Costs	
1. Production and process equipment	\$
2. Packaging equipment	\$
3. Warehousing equipment	\$
4. Installation costs for various equipment	\$
5. Other equipment-related costs (describe)	\$
D. Furniture and Fixture Costs	
1. Office furniture	\$
2. Office equipment	\$
3. Computers	\$
4. Other furniture-related costs (describe)	\$
E. Working Capital Costs	
1. Operation costs	\$
2. Production costs	\$
3. Raw materials	\$
4. Debt service	\$
5. Relocation costs	\$
6. Skills training	\$
7. Other working capital-related costs (describe)	\$
F. Professional Service Costs	
1. Architecture and engineering	\$ <i>\$150,000</i>
2. Accounting/legal	\$
3. Other service-related costs (describe)	\$
G. Other Costs	
1. _____	\$
2. _____	\$
H. Summary of Expenditures	
1. Total Land-Related Costs	\$ <i>\$228,250</i>
2. Total Building-Related Costs	\$ <i>\$2,858,740</i>
3. Total Machinery and Equipment Costs	\$
4. Total Furniture and Fixture Costs	\$
5. Total Working Capital Costs	\$
6. Total Professional Service Costs	\$ <i>\$150,000</i>
7. Total Other Costs	\$

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	10	\$ 670,000 (EST)	\$ 40,000
Year 1	10	\$ 670,000 (EST)	\$ 40,000
Year 2		\$	\$
Year 3		\$	\$
Year 4		\$	\$
Year 5		\$	\$

PROJECTED PERMANENT EMPLOYMENT IMPACT

- NA*
- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.
- II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application.
- III. Please provide estimates for the following:
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.
- IV. Provide the projected percentage of employment that would be filled by Otsego County residents:
- _____
- A. Provide a brief description of how the project expects to meet this percentage:

PROJECTED OPERATING IMPACT

NA

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ _____
Additional Sales Tax Paid on Additional Purchases	\$ _____
Estimated Additional Sales (1 st full year following project completion)	\$ _____
Estimated Additional Sales Tax to be collected on additional sales (1 st full year)	\$ _____

following project completion)	
-------------------------------	--

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year			
Year 1			
Year 2			
Year 3			
Year 4	<i>See Attached Chart</i>		
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):


See Attached

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed: <u>November 17, 2021.</u>	Name of Person Completing Project Questionnaire on behalf of the Company. Name: <u>Jash Edmonds</u> Title: <u>Partner</u> Phone Number: <u>607-643-1633</u> Address: <u>6106 St Hwy 28 Fly Creek, NY 13337</u> Signature: 
---	--

Existing Buildings at 10 Chestnut St.

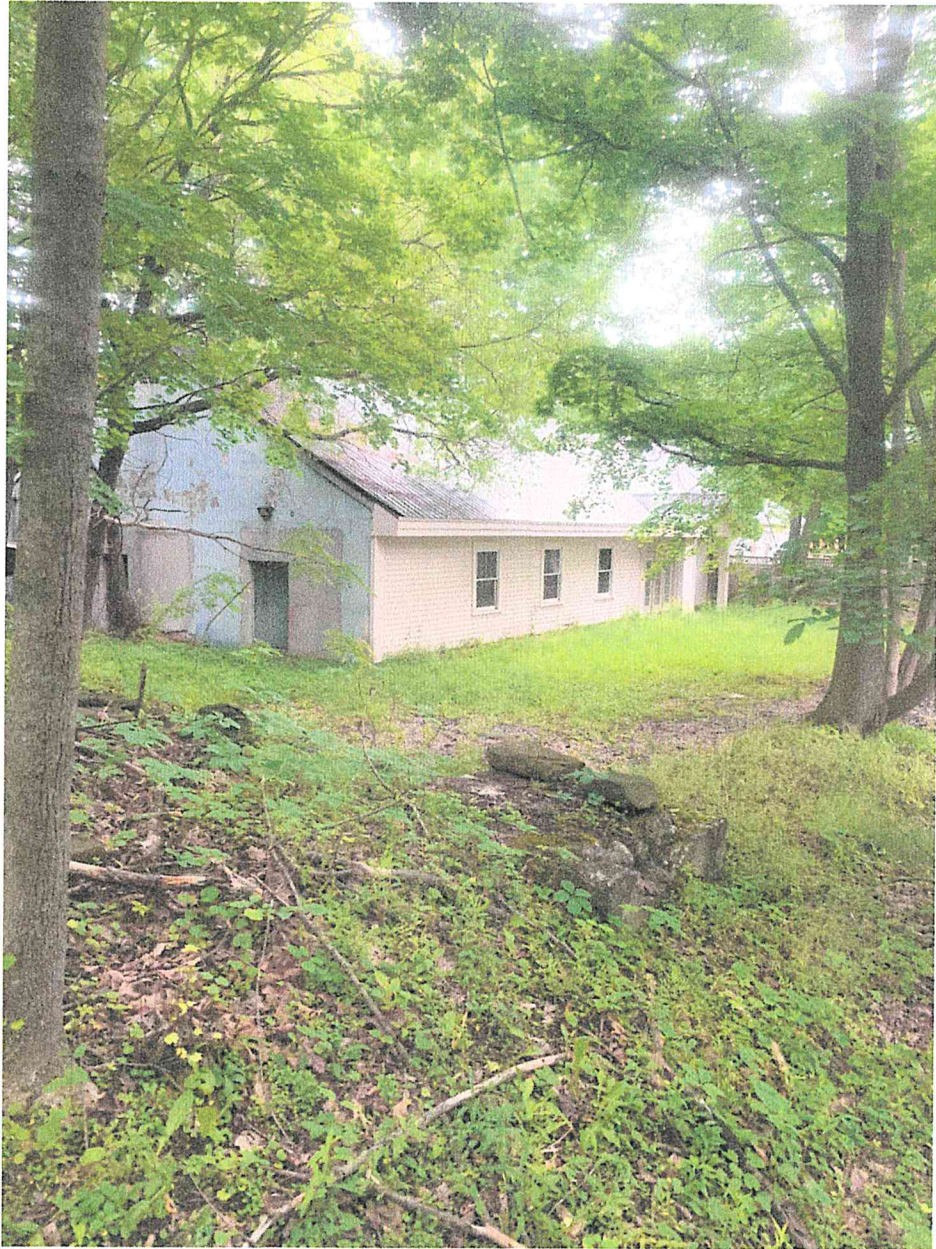












**NOTICE OF DECISION
FOR
CERTIFICATE OF APPROPRIATENESS**

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: June 8, 2021

A resolution to approve the proposed demolition of all structures at 10 Chestnut Street, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *The public hearing was legally advertised and held on June 8, 2021;*
- *There was one public comment with no objection to removal of existing buildings;*
- *The requirements of SEQRA were met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*

Section 300-26 of the Zoning Law having been met with regards to the proposed demolition of the building located at 10 Chestnut Street;

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 8th day of June, 2021, determine that the proposed demolition at 10 Chestnut Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.



Liz Callahan, Chair

Historic Preservation & Architectural Review Board

June 9, 2021

Date of Issuance

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- *Village Clerk, Village of Cooperstown*
- *Applicant (ZAED Properties LLC / Josh Edmunds)*



Village of Cooperstown Zoning Permit

For Use or Alteration of Property Within the Village

This is to Certify that a zoning permit is hereby issued to

ZAED Properties LLC / Josh Edmonds

To use or alter a property within the Village as follows, in accordance with all laws, rules, and regulations applicable thereto:

Description of Work demolition of all existing structures

Location 10 Chestnut Street

Duration 06/08/2021 to 06/08/2023

Conditions per submission, Notice of Decision for Certificate of Appropriateness and

Otsego County Codes demolition permit

Signed [Signature] Title ZEO Date 06/09/2021

Certified as Appropriate by the Village of Cooperstown Historic Preservation & Architectural Review Board

Chair [Signature] Date 6/14/21

TO BE POSTED WHERE WORK IS IN PROGRESS

NOTICE OF DECISION
BOARD OF TRUSTEES
VILLAGE OF COOPERSTOWN

Please be advised that the Village of Cooperstown Board of Trustees at a special meeting held on the 12th day of July 2021, rendered a decision at that meeting concerning the application for a special use permit for a 13 unit multifamily residence at 10 Chestnut Street, Cooperstown, NY 13326.

Said decision is as follows:

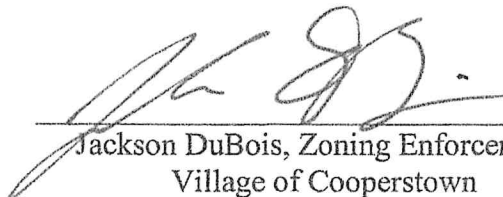
Dr. Sternberg made a motion to grant a special use permit for a 13 unit multifamily residence at 10 Chestnut Street with the following provision:

- Residences must be long term housing only with a lease term of 1 year minimum, there shall be no subleasing and no short term rentals including for Hall of Fame Induction weekends.
- Applicants of 10 Chestnut St. shall make improvements to Fenimore Lane including paving and stormwater management.
- The Village of Cooperstown's Planning Board shall ensure that an ADA compliant sidewalk to Pine Blvd. is considered.
- A lot line adjustment is required to ensure all parking is confined to 1 parcel.
- A request of surety is needed, a bank letter of credit to ensure completion of the project.

Ms. Dewey seconded the motion.

Motion carried.

Plans on file with Zoning Enforcement Officer.



Jackson DuBois, Zoning Enforcement Officer
Village of Cooperstown

July 12, 2021

Date of Issuance

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- Village Clerk, Village of Cooperstown
- Applicant (ZAED Properties LLC / Josh Edmonds - Simple Integrity)

NOTICE OF DECISION
ZONING BOARD OF APPEALS
VILLAGE OF COOPERSTOWN

Please be advised that the Village of Cooperstown Zoning Board of Appeals at a regular meeting held on the 3rd day of August 2021, rendered a decision at that meeting concerning the application for the property at 10 Chestnut Street, Cooperstown, NY 13326 for an area variance to eliminate the requirement for buffering of parking spaces from abutting public streets or parks per Section 300-37 for the proposed construction of a 13 unit apartment building per submission.

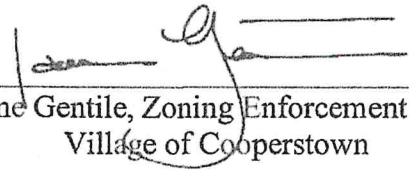
Said decision is as follows:

Ms. Schwartzman made a motion to grant a variance for the construction of Chestnut Crossing at 10 Chestnut Street as per plans dated August 2, 2021 to eliminate the requirement for the buffering of parking spaces from abutting public streets or parks as per Section 300-37 with the proviso that the space adjacent to 8 Chestnut Street be buffered and that the residents be required to park front end in excepting handicapped spaces. Mr. Wood seconded the motion.

Motion carried.

Ayes: Snell, Schwartzman, Leo and Wood

Plans on file with Zoning Enforcement Officer.



Jane Gentile, Zoning Enforcement Officer
Village of Cooperstown

August 3, 2021
Date of Issuance

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- Village Clerk, Village of Cooperstown
- Applicant (ZAED Properties, LLC / Josh Edmunds)

NOTICE OF DECISION
ZONING BOARD OF APPEALS
VILLAGE OF COOPERSTOWN

Please be advised that the Village of Cooperstown Zoning Board of Appeals at a regular meeting held on the 3rd day of August 2021, rendered a decision at that meeting concerning the application for the property at 10 Chestnut Street, Cooperstown, NY 13326 for an area variance to provide 11 inches of relief from the thirty (30) foot height restriction per Section 300-12C(4) for the proposed construction of a 13 unit apartment building per submission.

Said decision is as follows:

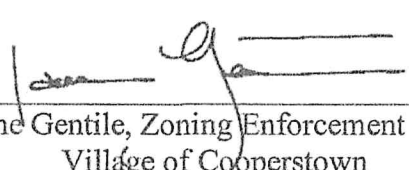
Ms. Schwartzman made a motion to grant an 11 inch height variance from the 30 foot height requirement per Section 300-12C(4) to the property at 10 Chestnut Street called Chestnut Crossing as per plans dated August 2, 2021.

Mr. Leo seconded the motion.

Motion carried.

Ayes: Snell, Schwartzman, Leo and Wood

Plans on file with Zoning Enforcement Officer.



Jane Gentile, Zoning Enforcement Officer
Village of Cooperstown

August 3, 2021
Date of Issuance

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- Village Clerk, Village of Cooperstown
- Applicant (ZAED Properties, LLC / Josh Edmunds)

NOTICE OF DECISION
ZONING BOARD OF APPEALS
VILLAGE OF COOPERSTOWN

Please be advised that the Village of Cooperstown Zoning Board of Appeals at a regular meeting held on the 3rd day of August 2021, rendered a decision at that meeting concerning the application for the property at 10 Chestnut Street, Cooperstown, NY 13326 for an area variance to allow the placement of trash/recyclable enclosure and retaining wall at a height in excess of the 4 foot maximum allowed within the 5 foot side yard setback per Section 300-12C(3)(b) for the proposed construction of a 13 unit apartment building per submission.

Said decision is as follows:

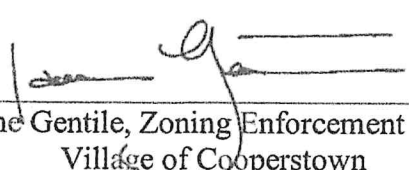
Ms. Schwartzman made a motion to grant an area variance to allow placement of a trash/recycling enclosure (5'-4" high by 3'-8" wide) and a wall (6'-11" high by 1'-0" wide) both within the 5 foot setback (whereas a 4 foot height is allowed) for the construction of Chestnut Crossing at 10 Chestnut Street per plans dated August 2, 2021 with the proviso that no dumpster be allowed.

Mr. Wood seconded the motion.

Motion carried.

Ayes: Snell, Schwartzman and Wood

Plans on file with Zoning Enforcement Officer.



Jane Gentile, Zoning Enforcement Officer
Village of Cooperstown

August 3, 2021
Date of Issuance

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- Village Clerk, Village of Cooperstown
- Applicant (ZAED Properties, LLC / Josh Edmunds)

NOTICE OF DECISION
ZONING BOARD OF APPEALS
VILLAGE OF COOPERSTOWN

Please be advised that the Village of Cooperstown Zoning Board of Appeals at a regular meeting held on the 3rd day of August 2021, rendered a decision at that meeting concerning the application for the property at Pine Boulevard Lot Tax Map #115.18-2-49.00, Cooperstown, NY 13326 for an area variance for the removal of more than 30% of the trees within the property per Section 300-31(C). Total of 14 trees to be removed, 2 trees of which are beyond the 30% allowed.


Said decision is as follows:

Ms. Schwartzman made a motion to grant an area variance for Pine Boulevard Lot #115.18-2-49.00 for the removal of two (2) trees beyond the limit of 30% allowed in order to improve accessibility along the lane from the public alley to Pine Boulevard as shown on plans for the building of Chestnut Crossing at 10 Chestnut Street dated August 2, 2021. Mr. Wood seconded the motion.

Motion carried.

Ayes: Snell, Schwartzman, Leo and Wood

Plans on file with Zoning Enforcement Officer.



Jane Gentile, Zoning Enforcement Officer
Village of Cooperstown

August 3, 2021

Date of Issuance

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- Village Clerk, Village of Cooperstown
- Applicant (ZAED Properties, LLC / Josh Edmunds)

**NOTICE OF DECISION
FOR
CERTIFICATE OF APPROPRIATENESS**

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: August 10, 2021

A resolution to approve the proposed construction of 13 unit multifamily residence per submission and drawings dated August 2nd 2021, as Submitted at 10 Chestnut Street, Cooperstown, NY.

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *A public hearing is not required;*
- *The requirements of SEQRA have been met for this action;*
- *The structure will be non-contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E.(2)(c), (3)(a), (3)(b), (3)(c), (3)(d), and 5*

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of August, 2021, determine that the work at 10 Chestnut Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.



Liz Callahan, Chair

Historic Preservation & Architectural Review Board

*August 10, 2021
Date of Issuance*

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- *Village Clerk, Village of Cooperstown*
- *Applicant (ZAED Properties LLC / Josh Edmonds - Simple Integrity)*



Village of Cooperstown Zoning Permit

For Use or Alteration of Property Within the Village

This is to Certify that a zoning permit is hereby issued to

Josh Edmonds-Simple Integrity/ZAED Properties

To use or alter a property within the Village as follows, in accordance with all laws, rules, and regulations applicable thereto:

Description of Work Construction of a 13 unit multifamily residence.

Location 10 Chestnut Street

Duration 08/10/2021 to 08/10/2023

Conditions Per submission, Notice of Decision for Certificate of Appropriateness, and

Otsego County Codes building permit

Signed

Title

ZEO

Date

08/10/2021

Certified as Appropriate by the Village of Cooperstown Historic Preservation & Architectural Review Board

Chair

Date

8/21/21

TO BE POSTED WHERE WORK IS IN PROGRESS


**NOTICE OF DECISION
PLANNING BOARD
VILLAGE OF COOPERSTOWN**

Please be advised that the Village of Cooperstown Planning Board at a regular meeting held on the 17th day of August 2021, rendered a decision at that meeting concerning the application for site plan approval of a 13 unit multi family residence as submitted at 10 Chestnut Street, Cooperstown NY.

Mr. Berman made a motion to approve the site plan as submitted. Mr. Pearlman seconded the motion, and the vote had the following results:

AYES: Berman, Pearlman, Webb. Motion carried.

Dated: 8-17-2021



Eugene Berman, Chair
Planning Board,
Village of Cooperstown

Copies of this document to be filed within five (5) business days after decision rendered to the following:

- Village Clerk, Village of Cooperstown
- Applicant (ZAED Properties, LLC/ Josh Edmonds-Simple Integrity)

Year	Existing Real Property Taxes* (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	\$19,708.00	\$4,927.00	\$14,781.00
Year 1	\$19,708.00	\$4,927.00	\$14,781.00 @ 25%
Year 2	\$19,708.00	\$4,927.00	\$14,781.00 @ 25%
Year 3	\$19,708.00	\$4,927.00	\$14,781.00 @ 25%
Year 4	\$19,708.00	\$4,927.00	\$14,781.00 @ 25%
Year 5	\$19,708.00	\$4,927.00	\$14,781.00 @ 25%
Year 6	\$19,708.00	\$9,854.00	\$9,854.00 @ 50%
Year 7	\$19,708.00	\$9,854.00	\$9,854.00 @ 50%
Year 8	\$19,708.00	\$9,854.00	\$9,854.00 @ 50%
Year 9	\$19,708.00	\$9,854.00	\$9,854.00 @ 50%
Year 10	\$19,708.00	\$9,854.00	\$9,854.00 @ 50%
Year 11	\$19,708.00	\$14,781.00	\$4,927.00 @ 75%
Year 12	\$19,708.00	\$14,781.00	\$4,927.00 @ 75%
Year 13	\$19,708.00	\$14,781.00	\$4,927.00 @ 75%
Year 14	\$19,708.00	\$14,781.00	\$4,927.00 @ 75%
Year 15	\$19,708.00	\$14,781.00	\$4,927.00 @ 75%
		Total	\$147,810.00

* Based on a completed project assessment of 1.4 Million

Cooperstown has experienced a steady decline in population since 1950 when the Village had a population of 2,727. In 2010, the Village population was down to 1,852. Our Village depends on its residents for its energy and continued existence. The question remains how to add population base in a cohesive and productive manner. The Village currently has more than 130 rental units with a strong demand for more. Adding a figurative 50 units would only begin to address the housing crisis we are seeing. That additional density can be addressed one of two main ways. One, convert 10-20 single family homes into 2-3 unit multi family dwellings. Or create pockets of higher density without losing the single family homes. Simple family homes are the backbone of Cooperstown. Losing any number of them will have a detrimental long term affect. Density done well can provide the needed space for population without having a detrimental affect on a neighborhood.

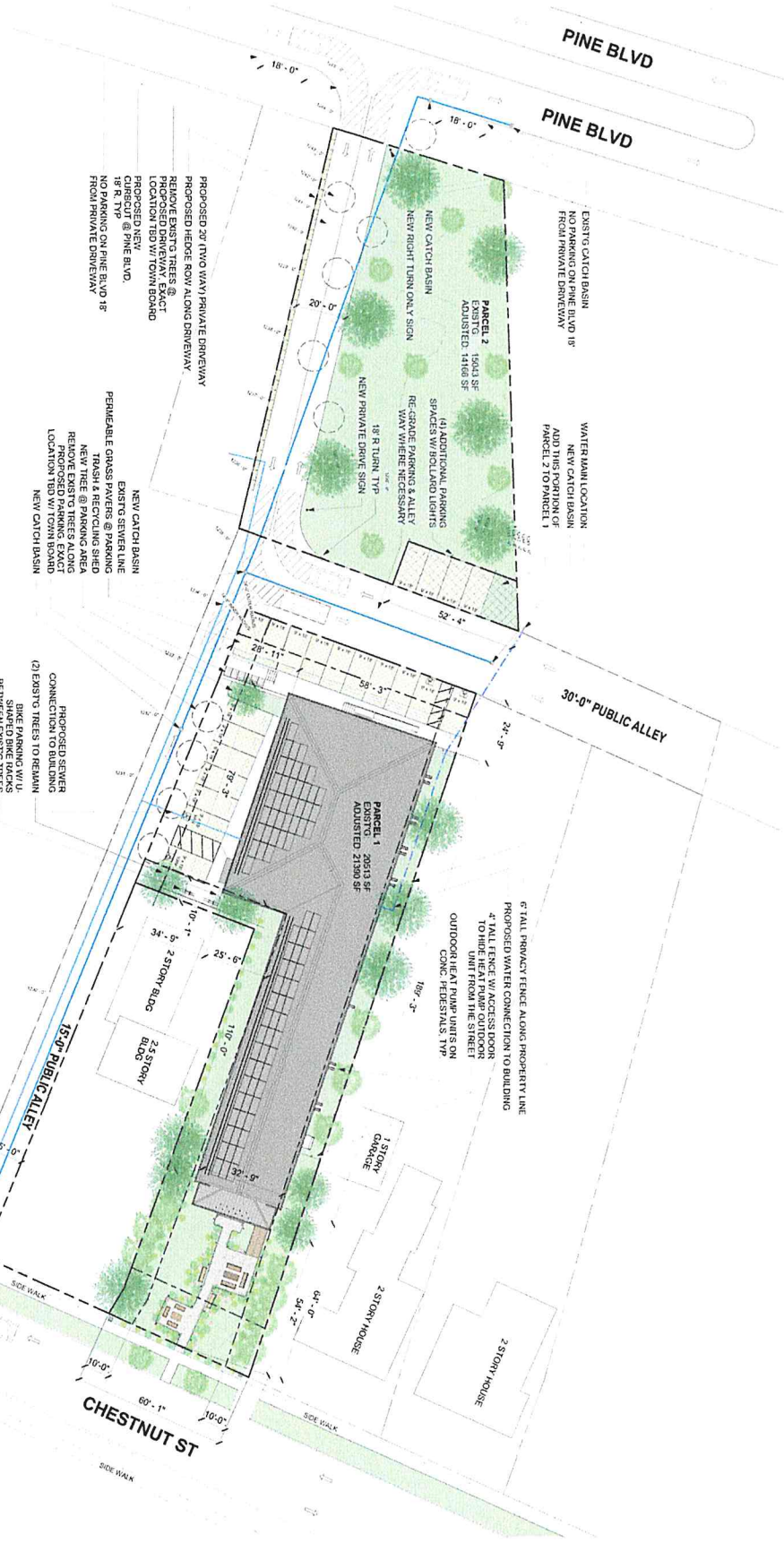
In 2016 the Village of Cooperstown created a comprehensive plan to identify strengths and weaknesses in the Village and made a plan to ensure the vitality and longevity of our beautiful Village. On page 4 of the Adopted Comprehensive Plan residents identified the following deficiencies:

- Affordable year-round housing is needed.
- A lack of long-term leases.
- The need for senior housing, universal design or aging in place housing.
- The Village is walkable, safe, good place to raise a family.

The Comprehensive Plan further identified conclusions and recommendations on pages 35-38 that are summarized as follows:

- Successful Communities need a diversity of residents of differing ages, economic situations, social needs and different stages of life.
- Need a variety of housing options that includes price ranges, rental options, and accessibility.
- The need to update the Village zoning to allow for a variety of housing options.
- The biggest challenges are market rate workforce housing, year round rentals, and housing for seniors.

Chestnut Crossing is designed to make progress on a number of fronts that directly address the deficiencies noted in the comprehensive plan. Every unit at the proposed project is age in place ready with handicap access to both the first and second level. The project is located a walkable distance to jobs, restaurants, shops, and basic amenities.



ZONING CONFORMANCE CHART

ADDRESS: 19 CHESTNUT STREET, COOPERSTOWN, NY 12526
 ZONING DISTRICT: R20 - RESIDENTIAL CORE
 USE: R20 (1) SINGLE-FAMILY

MAXIMUM DENSITY: # OF UNITS	REQUIRED	ACTUAL	CONFORMANCE
6 (0 PER LOT)	13		SPRINKLER USE PERMITTED

YARD AND HEIGHT REQUIREMENTS:	REQUIRED	ACTUAL	CONFORMANCE
MINIMUM LOT WIDTH	50 FT	60 FT & 95 FT	CONFORMS
MINIMUM LOT AREA	5,000 SF	21,300 SF	CONFORMS
FRONT YARD SETBACK	20 FT	44-37 FT	CONFORMS
SIDE YARD SETBACK	10 FT	10 FT & 26-11 FT	CONFORMS
REAR YARD SETBACK	10 FT	24-07 FT	CONFORMS
MAXIMUM HEIGHT	30 FT	30'-11 FT	DOES NOT CONFORM
MAXIMUM LOT COVERAGE	65%	59.2%	CONFORMS

OVERLAY DISTRICT ON THE PROPERTY

HISTORIC AND ARCHITECTURAL CONTROL OVERLAY
 YES
 WATER MAIN AND FIRE FLOOD HAZARD OVERLAY
 NO

LOT COVERAGE (ADJUSTED LOT LINE)

PROPOSED SITE PLAN	REMAINING
BUILDING	8266 SF
RETAINING WALL	62 SF
PARKING SPACES	3413 SF
PARKING ACCESSWAY	480 SF
TOTAL	12,708 SF
LOT AREA	0.49 AC (21,300 SF)
LOT COVERAGE	59.2%



COOPERSTOWN MULTIFAMILY SITE PLAN