

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY

61 Area Development Drive
Plattsburgh, NY 12901

PART A - INDUSTRIAL

Application for Revenue Bond Financing or Straight Lease Transaction

Application No. 98-08

Please answer all questions either by filling in blanks or by attachment with four copies:

COMPANY DATA

1. Company name and address: LAKE FOREST SENIOR LIVING COMMUNITY, INC

PO BOX 2697
PLATTSBURGH, NY 12901

2. Business type:

Sole Proprietorship _____ Partnership _____ Privately Held Corporation XX Public Corporation _____
NOT FOR PROFIT 501(C)(3)

Listed on _____ Exchange

3.

OFFICERS	NAME & ADDRESS	OTHER BUSINESS AFFILIATIONS
President	JAMES D. CAROLL 6 OAK STREET, PLATTSBURGH	ALBANK VICE PRESIDENT
Vice-President	KEVIN KILLEEN 17 OAK STREET, PLATTSBURGH	YMCA EXECUTIVE DIRECTOR
Secretary	SARA ROWDEN 20 AMPERSAND DRIVE, PLATTSBURGH	CHAMPLAIN VALLEY FAMILY CENTER OFFICE FOR DRUG TREATMENT
Treasurer	MARTIN D. MANNIX PO BOX 789; PLATTSBURGH, NY	NORTHERN INSURING AGENCY VICE PRESIDENT

4. If a corporation, list principal stockholders, if any:

5. Bank References: N/A YET

6. Major Trade References: N/A YET

7. Name, address and phone of attorney: N/A YET

BILL OWENS, ESQ
STAFFORD, TROBLY, PURCELL, OWENS & CURTAIN, PC
PO BOX 2947
PLATTSBURGH, NY 12901-0269
(518) 561-4400

Received 4/19/98
County of Clinton IDA
61 Area Development Drive
Plattsburgh, NY 12901

PROJECT DATA

1. General narrative description (*plant, warehouse, addition, pollution control facility*)

A. Industrial Project Only:

SEE ATTACHED "PROJECT SUMMARY"

- (1) Proposed operation at project:
- (2) Dimensions of new building(s) & type construction:
- (3) Major equipment to be acquired:

B. Pollution Project Only:

- (1) Type of pollution to be abated:
- (2) Existing orders of environmental agencies:
- (3) Construction to be financed:
- (4) Major equipment to be acquired:

2. Location of Project:

VICINITY OF NEVADA OVAL, FORMER AIR FORCE BASE, PLATTSBURGH

3. Attach a photo of the site or existing facility to be improved.

4. Attach copies of preliminary plans or sketches of proposed construction or floor plan of existing facility.

5. Utilities on site:

Water:	Municipal:	<u>YES</u>
	Describe other:	<u></u>
Sewer:	Municipal:	<u>YES</u>
	Describe other:	<u></u>
Electric:	Utility:	<u>YES</u>
Gas:	Utility:	<u>YES</u>

6. Who presently is legal owner of building or site? US AIR FORCE

7. Is there an existing or proposed lease for the project? YES (*If so, attach copy*)

8. Is there a purchase option or other legal or common control in the project? YES (*If so, attach copy or describe participation*)

EMPLOYMENT INFORMATION

The data entered here will be verified yearly and used to calculate the benefits to the project owner.

1.	Current	Construction Phase	First Year	Second Year
	<u>Male/Female</u>	<u>Male/Female</u>	<u>Male/Female</u>	<u>Male/Female</u>
Full-Time	<u>0</u> <u>1</u>	<u>40</u> <u>1</u>	<u>2</u> <u>10</u>	<u>2</u> <u>10</u>
Part-Time	<u>0</u> <u>0</u>	<u>0</u> <u>0</u>	<u>0</u> <u>0</u>	<u>0</u> <u>0</u>
Seasonal	<u>0</u> <u>0</u>	<u>0</u> <u>0</u>	<u>0</u> <u>0</u>	<u>0</u> <u>0</u>

2. Estimate the percent that total part time or seasonal time is to annual full working time. 70 % (FTE)

3. Annual Payroll:

Present	\$ <u>29,000</u>
Construction Phase	\$ <u>2,000,000</u>
First year after project completion	\$ <u>348,000</u>
Second year after project completion	\$ <u>348,000</u>

PROJECT COSTS

1.	(a)	Give an accurate estimate of cost of all items (in U.S. Funds):	<u>Amount</u>
		Land	\$ <u>LEASE TO PARC</u>
		Building Construction [materials]	\$ <u>2,000,000</u>
		[labor]	\$ <u>2,000,000</u>
		Site Work	\$ <u>300,000</u>
		Legal Fees	\$ <u>150,000</u>
		Engineering Fees	\$ <u>100,000</u>
		Legal & Financial Charges	\$ <u>250,000</u>
		Equipment	\$ <u>50,000</u>
		Other (specify) (MARKETING, CONTING OPER DEF)	\$ <u>350,000</u>
		Total:	\$ <u>5,200,000</u>

b. Are you willing to consider a prevailing wage construction project or negotiate a Project Labor Agreement for this project?

Yes _____ No XX

2. a. Funds Required: \$ 3,200,000 FINAL TAKE OUT
5,200,000 CONSTRUCTION Term: 30 YEARS
- b. Overview of financing arrangements. Please attached an outline of the financing package that is expected to be utilized for this Project including dollar amounts and funding sources. FINANCING OPTIONS STILL BEING FINALIZED.
3. What portion, if any, of the cost of the Project is to be financed from funds of the Company other than from the proposed bond issue?
NONE
4. If the Company expects the bond issue to exceed \$10,000,000 and be a tax-exempt issue, what is the dollar value of "capital expenditures" (as determined in accordance with the provisions of the Internal Revenue Code) that the Company or any related Company or person, has expended within this County within the last three (3) years? \$ ZERO
5. Has the company made any arrangements for the marketing or the purchase of the bond or bonds? _____ If so, please explain: CURRENTLY UNDERWAY

PROJECT CONSTRUCTION SCHEDULE

1. What is the proposed date for commencement of construction or acquisition of the project: 10/1/98
2. Give an accurate estimate of time schedule to complete the Project and when the first use of Project is expected to occur (use additional sheets if necessary). PROXIMATE 10 MONTHS TO COMPLETE
3. At what time or times and in what amount or amounts is it estimated that funds will be required? MONTHLY ADVANCES

Part B - Environmental Assessment must be completed.

Certification

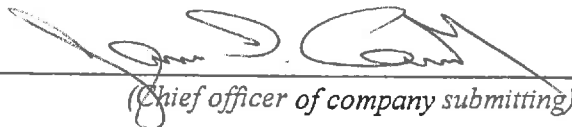
_____ deposes and says that he/she is _____ of
(Name of chief executive officer of company submitting application) (Title)

the corporation named in the attached application; that he/she has read the foregoing application and knows the contents thereof; that the same is true to his/her knowledge.

Deponent further says that the reason this verification is made by the deponent and not by _____
(Company Name)

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/her 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/her duties; as an officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the nonprofit County of Clinton Industrial Development Agency (hereinafter referred to as the "Agency") acting in behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and ultimately necessary issue of bonds are ever carried to successful conclusion. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects that application or if the Agency or applicant are unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, applicant shall pay to the Agency, its agents, or assigns all actual costs involved in conduct of the application, up to that date and time, including fees of bond counsel for the Agency and fees of general counsel for the Agency. A non-refundable filing fee of \$400 is required with this application. (Check payable to: County of Clinton IDA) Upon successful conclusion and sale of the required bond issue the applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 1/2% (minimum \$5,000) of the total project cost financed by the bond issue. The Cost incurred by the Agency and paid by the applicant, including bond counsel and the Agency's general counsel's fees and the administrative fee, may be considered as a cost of the project and included as part of the resultant bond issue.

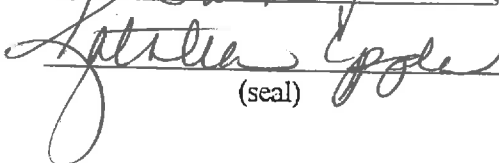


(Chief officer of company submitting)

NOTARY

Sworn to before me this 8th

day of June, 1998


(seal)

KATHLEEN EPPLER
Notary Public, State of New York
Qualified in Clinton County
Commission Expires January 20, 1999

As a condition to issuing a bond to your company, the County of Clinton Industrial Development Agency is required by the New York State Comptroller's office to obtain the following supplementary information yearly for the duration of the bond issue:

1. Outstanding balance at beginning and end of year and principal payments made during year.
2. The current interest rate (for adjustable rate bonds the rate at the end of the year is needed).
3. Current year tax exemptions for county, local (towns) and school taxes.
4. PILOT (*Payment in lieu of taxes*) payments made each year to county, local and school taxing authorities.
5. Documentation and affidavits regarding the use of local construction workers in the construction phase of the project and the number of part-time/seasonal workers employed in terms of full-time equivalents and actual number of workers.

In addition to the above, in reporting the first year we will need:

1. An amortization schedule showing the planned principal reduction each year for the life of the issue.
2. The amount exempted for:
 - (a) sales tax
 - (b) mortgage recording tax
3. Documentation and affidavits regarding the use of local construction workers in the construction phase of the project and the number of part-time/seasonal workers employed in terms of full-time equivalents and actual number of workers.

This information is required by January 31st of each succeeding year and shall be submitted in writing to the County of Clinton Industrial Development Agency, 61 Area Development Drive, Plattsburgh, NY 12901. (Fax: 518-562-2232)

We have reviewed, understand and will comply with the above, as required by the New York State Comptroller's Office.

Lake Forest Senior Living Community, Inc.
(Company)

By: 

June 8, 1998
(Date)

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY

61 Area Development Drive
Plattsburgh, NY 12901

COST/BENEFIT ANALYSIS REQUIRED BY SECTION 859-a (3) OF THE NEW YORK GENERAL MUNICIPAL LAW

Part of Application to the Agency

Please answer all questions either by filling in blanks or by attachment with four copies.

PROJECT'S CCIDA APPLICATION # _____

1. For a project described as follows: SEE ATTACHED DESCRIPTION
2. Name of applicant: LAKE FOREST SENIOR LIVING COMMUNITY, INC., A
501(C)(3) CORPORATION
3. Name of all sublessees or other occupants of facility (if known): NONE
4. Principals or parent of applicant: NONE
5. Principals of any sublessee or occupant: NONE
6. Product/Services: _____
7. Estimated date of completion of project: 8/1/99
8. Type of financing/structure:
 - ☒ Tax-Exempt Financing
 - ☐ Taxable Financing
 - ☐ Sale/Leaseback
 - ☐ Straight Lease
 - ☐ Other _____
9. Types of Benefits Proposed to be Received
 - ☒ Tax-Exempt Bonds
 - ☐ Sales Tax Exemption Until Completion Date
 - ☐ Mortgage Tax Abatement
 - ☐ Real Property Tax Abatement
10. Indicate Real Property Abatement Formula: _____

PROJECT COSTS - CAPITAL INVESTMENT

Land LEASE FROM PARC Cost per acre

Existing Building _____

Rehab of Existing Building _____

Construction of New Building	4,300,000
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Addition of Expansion

Engineering and Architectural Fees	100,000
------------------------------------	---------

Equipment 50,000 Cost per Sq. ft.

Legal Fees	
Bank, Bond, Transaction,	150,000
Company, Credit Provider,	
Trustee	

Finance Charges	
Title Insurance, Environmental Review, Bank Commitment Fee, Appraisals, etc.	250,000

OTHER FEES- MARKETING-\$150,000 AND CONTINGENCIES-\$200,000.

COMPANY INFORMATION

Existing Jobs 1

Created Jobs (year 3)	22
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Retained Jobs	0
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EARNINGS INFORMATION

County-Specific Avg.
(for Direct Jobs) \$ 29,000

County-Specific Avg.
(for Indirect Jobs) \$ 17,700

County-Specific
Construction Jobs Avg. \$ 26,700

MULTIPLIER INFORMATION

Indirect Job Rate	2.5%	
Sales Tax Rate	7.0%	
Mortgage Tax Rate	¾ of 1%	
Assumed Real Property Tax Rate per Thousand	<u>DNA</u>	(use current rate for current tax year for all calculations)
Assumed Real Property Assessment	<u>DNA</u>	(consult assessor for present estimate on improvements only and assume it remains the same throughout the applicable period)
Assumed NYS income tax rate on earnings 4.1%	<u>0</u>	

NOTE: \$1,000,000 in construction expenditures generates 22 person-years of employment.

(CALCULATION OF BENEFITS (3-YEAR PERIOD))

NYS PERSONAL INCOME TAX RECEIVED

<u>Direct Jobs</u>		<u>Total Earnings</u>	<u>Revenues</u>
<u>12</u> To be Created	FTE ESTIMATED	<u>696,000</u>	<u>28,536</u>
<u>1</u> Existing		<u>58,000</u>	<u>2,378</u>
<u>Indirect Jobs</u>			
<u> </u> To be Created		<u> </u>	<u> </u>
<u> </u> Existing		<u> </u>	<u> </u>
<u>75</u> Construction	ESTIMATED	<u>2,000,000</u>	<u>82,000</u>
Person years			
TOTALS		<u> </u>	<u> </u>

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY
 COST/BENEFIT ANALYSIS
 REQUIRED BY SECTION 859-a (3) OF THE
 NEW YORK GENERAL MUNICIPAL LAW
 PAGE 4 OF 4

TAXABLE GOODS AND SERVICES

	<u>Spending Rate</u>	<u>Expenditures</u>	<u>State & Local Sales Tax Revenues</u>
<u>Direct Jobs</u>			
<u>12</u> To be Created	36.0%	<u>250,560</u>	<u>17,539</u>
<u>1</u> Existing	36.0%	<u>20,880</u>	<u>1,412</u>
<u>Indirect Jobs</u>			
<u> </u> To be Created	36.0%	<u> </u>	<u> </u>
<u> </u> Existing	36.0%	<u> </u>	<u> </u>
<u>75</u> Construction Person years	36.0%	<u>720,000</u>	<u>50,400</u>
TOTALS	<u> </u>	<u>991,440</u>	<u>69,351</u> ESTIMATED

Local (3 year) real property tax benefit (assuming % of jobs existing and created own a residence with an average assessment of \$ and the remainder of jobs existing created pay real property taxes through rent based on average assessment per apartment of \$

Real Property Taxes Paid \$

COSTS

Real Property Taxes Abated on
 Improvements only (3-year period) \$ DNA

Mortgage Tax Abated \$ DNA

Estimated Sales Tax Abated During
 Construction Period \$ DNA

If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be qualified.

Name of Person Completing this Application MARBOT J. ZEGUIS
 Company Name LAKE FOREST SENIOR Authorized Signature [Signature]
LIVING COMMUNITY Executive Director

COUNTY OF CLINTON INDUSTRIAL DEVELOPMENT AGENCY
61 Area Development Drive
Plattsburgh, NY 12901

PART B - ENVIRONMENTAL ASSESSMENT FORM (EAF)

Project Information



Revised 6/3/98

Application No. 1

NOTICE TO APPLICANT:

Please complete this entire project data sheet. Answers to these questions will be considered a part of your application for funding or approval and may be subject to further verification and public review. Provide any additional information you believe will be needed by the reviewing agency in order for it to make a determination on the environmental impact of the project.

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

Name of Project: Lake Forest Senior Living Community

Name and address of Applicant: GYMO Architecture, Engineering & Land Surveying, P.C.
(Name)
220 Sterling Street
(Street address)
Watertown, NY 13601
(City, State, Zip)

Name and address of Owner:
(If different) Lake Forest Senior Living Community
(Name)
209 Champlain Drive
(Street address)
Plattsburgh, NY 12901
(City, State, Zip)
(518) 561-5431
(Business phone)

Description of Project: (Briefly describe type of project or action):

Demolition of 16 existing residential and storage buildings and Construction of
8 duplex residential buildings and a congregate building, dining and activity areas.



Have you previously compiled with SEQRA in connection with any other needed approval for this project: Yes _____ No X

If your answer is "Yes", it may not be necessary for you to complete this EAF. Please contact the current reviewing agency and provide it with all the SEQRA compliance documents which have already been prepared.

If you answered "No", please continue with this application.

A. SITE DESCRIPTION

(Physical setting of overall project, both developed and underdeveloped areas)

1. General character of the Land: Generally uniform slope X
Generally uneven and rolling or irregular _____

2. Present land use:

Urban _____
Commercial _____
Rural _____
Agriculture _____

Industrial _____
Suburban _____
Forest _____
Other _____

Abandoned Military Housing Area

3. Total acreage of project area: 14.1 acres.

Approximate Acreage

Presently

After Completion

Meadow or brushland	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural	_____ acres	_____ acres
Wetland*	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (rock, earth or fill)	_____ acres	_____ acres
Roads, buildings, and other paved surfaces	<u>2.6</u> acres	<u>3.2</u> acres
Other (Indicate Type) <u>Lawn, Landscape</u>	<u>11.5</u> acres	<u>10.9</u> acres

* Freshwater or Tidal as per Articles 24, 25, of E.C.L.

4. Population: Population of city, town, or village in which project is located (use census figures and most recent official estimate if population is estimated to have changed materially since census) City - 21,800

5. What is predominant soil type(s) on project site: Grattan Loamy Sand

6. (a) Are there bedrock outcroppings on project site: Yes _____ No X

(b) What is depth to bedrock (in feet): > 5'

7. Approximate percentage of proposed project site with slopes:

0-10% 96 % 10-15% 4 % 15% or greater _____ %

8. Is project contiguous to, or does project contain or make provision for, a building on a site listed on the National Register of Historic Places or any historic building, structure, or site or prehistoric site that has been proposed by the Committee of Registers for consideration by the New York State Board on Historic Preservation for a recommendation to the Historic Officer for nomination for inclusion in said National Register? Yes _____ No X






9. What is the depth to the water table? > 6' Feet

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


11. Does the project site contain any species of plant or animal life that is identified as threatened or endangered? Yes _____ No X Identify each species and source of protection if known: _____

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)?
Yes _____ No X Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
Yes _____ No X
14. Is the project located wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space? Yes _____ No X
15. Does the present site offer or include scenic views or vistas known to be important to the community?
Yes _____ No X
16. Streams within or contiguous to project area: (a) Name of stream and name of river to which it is a tributary N/A
17. Lakes, Ponds, ~~Wetlands~~ areas within or contiguous to project area: (a) Name Lake Champlain
(b) Size (in acres) 8234 Square Miles
18. What is the dominant land use and zoning classification within a ¼ mile radius of the project (e.g., single residential, R-2) and the scale of development (e.g., 2 story)? Planned Development District - Abandoned Military
19. Does the project occur wholly or partially within an "Agricultural District" certified pursuant to Article 25, Section 303 of the Agriculture and Markets Law? Yes _____ No X
20. Does the project occur wholly or partially or substantially contiguous to any "Critical Environmental Area" designated by a local agency pursuant to Section 617.4 of the Regulations? Yes _____ No X

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project ((fill in dimensions where appropriate):
- (a) Total contiguous acreage owned by project sponsor 14.1 acres. 
- (b) Project acreage developed: 14.1 acres initially; 14.1 acres ultimately. 
- (c) Project acreage to remain underdeveloped 0
- (d) Length of project in miles: N/A (if appropriate).
- (e) Total gross floor area of the project to be constructed in square feet +/- 76,500. 
- (f) If project is an expansion of an existing project, indicate percent of expansion proposed:
Building square footage N/A; developed acreage _____
- (g) Number of off-street parking spaces existing +/- 91; proposed 120. 
- (h) Estimate maximum vehicular trips generated per hour (upon completion of project) 21. 
- (i) If residential: Number and type of housing units:
- | | One family | Two family | Multiple family | Condominium |
|----------|------------|------------|-----------------|-------------|
| Initial | _____ | <u>8</u> | _____ | <u>44</u> |
| Ultimate | _____ | _____ | _____ | _____ |
- (j) If non-residential:
- | | Orientation
Neighborhood-City-Regional | Estimated Employment |
|------------|---|----------------------|
| Commercial | _____ | _____ |
| Industrial | _____ | _____ |

Environmental Assessment Form
Part B - Part 1

- (k) Total height of tallest proposed structure 25 feet.
- (l) Does the project involve the acquisition, sale, lease, or other transfer of 100 or more contiguous acres of land by a state or local agency? Yes _____ No X
2. How much natural material (*i.e., rock, earth, etc.*) will be removed from the site? 0 tons, 0 cubic yards.
3. How many acres of vegetation (*trees, shrubs, ground covers*) will be removed from site? 0.6 acres. (**lawn**) 
4. Will any mature forest (*over 100 years old*) or other locally important vegetation be removed by this project?
Yes _____ No X
5. Are there any plans for revegetation to replace what was removed during construction? Yes X No _____
6. If single phase project: Anticipated period of construction 9 months (*including demolition*).
7. If multi-phased project: **N/A**
- (a) Total number of phases anticipated _____.
- (b) Anticipated date of commencement for Phase I: _____ month _____ year (*including demolition*).
- (c) Approximate completion date for final phase: _____ month _____ year.
- (d) Is Phase I financially dependent on subsequent phases? Yes _____ No _____
8. Will blasting occur during construction? Yes _____ No X
9. Number of jobs generated: during construction 50; after project is complete 10.
10. Number of jobs eliminated by this project: 0.
11. Will project require relocation of any projects or facilities? Yes X No _____ If yes, explain: Relocation of water, sanitary, storm, and electric facilities.
12. (a) Is surface or subsurface liquid waste disposal involved? Yes _____ No X
(b) If yes, indicate type of waste (*sewage, industrial, etc.*) _____
(c) If surface disposal, name of stream into which effluent will be discharged _____
13. Will surface area of existing lakes, ponds, streams, bays, or other surface waterways be increased or decreased by proposal?
Yes _____ No X
14. Is project or any portion of project located in the 100 year flood plain? Yes _____ No X **See Source Response.**
15. (a) Does project involve disposal of solid waste? Yes X No _____
(b) If yes, will an existing solid waste disposal facility be used? Yes X No _____
(c) If yes, give name: Clinton County Landfill
location: Champlain, NY
- (d) Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes _____ No X
16. Will project use herbicides or pesticides? Yes _____ No X
17. Will project routinely produce odors (*more than one hour per day*)? Yes _____ No X
18. Will project produce operating noise exceeding the local ambient noise level? Yes _____ No X

19. Will project result in an increase in energy use? Yes ☒ No ☒ * If yes, indicate type(s) Gas/Oil, Electricity
20. What will be the source(s) of utilities supplied to the project: * No if compared to Abandoned Military Housing Area.
Water Plattsburgh Air Base/City of Plattsburgh
Electricity NYS Electric & Gas
Gas N/A
Other Plattsburgh Air Base/City of Plattsburgh
21. If water supply is from wells, indicate pumping capacity: N/A gals/minute.
22. Total anticipated water usage per day 6300 gals/day.
23. Zoning:
- (a) Is the locality in which the project occurs subject to zoning ordinances: Yes ☒ No ☐
If yes, list municipalities exercising said zoning power City of Plattsburgh, NY
- (b) What is the dominant zoning classification of site? Planned Development District
- (c) Current specific zoning classification of site? R-2 / RC-2 recreation and Related USES
- (d) Is proposed use consistent with present zoning? Yes ☒ No ☐
- (e) If not, indicate desired zoning _____
- (f) Are zoning restrictions as to height in existence for the area in which the project is located?
Yes _____ No ☒ If yes, please describe: _____

C. LIST OF OTHER INVOLVED AGENCIES

Instructions: The SEQRA regulations provide that no EAF shall be considered complete unless it contains a list prepared by the applicant of all other involved agencies (e.g., agencies, other than the one to whom the current application will be made, which have jurisdiction by law to fund, approve or directly undertake a given action) which the applicant has been able to ascertain, exercising all due diligence. It should be emphasized that this list is of the utmost importance because it will serve as the basis upon which the reviewing agency will take a number of procedural steps to comply with SEQRA. For example, for certain actions the reviewing agency will have to notify all other involved agencies in order that a lead agency may be designated by agreement among them to make the determination as to whether the project will have a significant impact on the environment.

See Attachment

In order to identify other involved agencies, the applicant should first answer the questions below concerning approvals. Based upon the agencies you thereby identify, please draw up a list of other involved agencies. After due consideration, also list any other agencies that you believe may be involved although there were not identified in your answers to questions 1 through 3 below.

If you have not identified any other involved agencies in questions 1 through 3 below and if you believe that no agency other than the one to which this application will be submitted is involved, please so state.

Approvals:

1. Is any federal permit required? Yes _____ No X If yes, please indicate the nature of all such permits, the agency or other entity from whom they will issue and any other details which may be pertinent to the reviewing agency.

2. Does this project involve State or Federal funding or financing? Yes _____ No X If yes, please indicate the nature of such funding, the proposed source and any other details which may be pertinent to the reviewing agency.

3. Local and Regional approvals:

	Approval (Yes/No)	Required (Type)	Date Submitted	Date Approved
City, Town, Village Board	<u>No</u>	_____	_____	_____
City, Town, Village Planning Board	<u>Yes</u>	<u>Site Plan</u>	_____	_____
City, Town, Village, Zoning Board	<u>No</u>	_____	_____	_____
City, County Health Dept.	<u>No</u>	_____	_____	_____
Other Local Agencies	<u>Yes</u>	_____	_____	_____
County, I.D.A., Planning	_____	_____	_____	_____
Other Regional Agencies	<u>No</u>	_____	_____	_____
	Approval (Yes/No)	Required (Type)	Date Submitted	Date Approved
State Agencies DEC, DOH	<u>Yes</u>	<u>Sewer, water Facilities</u>	_____	_____
Federal Agencies	<u>No</u>	_____	_____	_____

D. INFORMATIONAL DETAILS

Attach such additional information as may be needed in order for the reviewing agency to adequately assess the environmental impacts of your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

E. SOURCES

Please attach a list of any studies, reports, or other information upon which the answers to the above questions are based.

F. MAP

Please attach a map showing the project site and the surrounding area which will be helpful to the reviewing agency in assessing your project. (Examples: United States Geological Service coverage or other topographical studies of the area).

Environmental Assessment Form
Part B - Part 1

Preparer's Signature:

Robert J. Seash

Title:

Senior Project Engineer

Representing:

GYMO Architecture, Engineering & Land Surveying, P.C.

Qualifications:

11 years experience in Land Planning and Site Development
Projects.

Date:

14 May 1998

File: IDA/FINANCE/EAFPTB_1.DOC
Revised: 11/97

PART B - ENVIRONMENTAL ASSESSMENT FORM (EAF)
LAKE FOREST SENIOR LIVING COMMUNITY
Revised 3 June 1998

C. LIST OF OTHER INVOLVED AGENCIES

- Plattsburgh Air Base Redevelopment Community
- NYS Department of Health
- NYS Department of Environmental Conservation
- Clinton County Planning
- City Planning Board

D. INFORMATIONAL DETAILS

- No identified Environmental Impacts.

E. SOURCES

A. Site Description

- 1,2,3,7: Existing Conditions and Site Plan each prepared by GYMO, P.C., dated 3 June 1998 (attached).
- 4: 1990 Census
- 5,6,9: Clinton County Soil Conservation Service
- 8: Brian Anderson PARC (518) 563-2871, Clinton County Industrial Development Agency.
- 11,12,13,14: Base Environmental Study, "Disposal and Reuse of Plattsburgh Air Force Base," November 1995.
- 19, 20: Site is not an Installation Restoration Program Site per Base Environmental Impact Statement.

B. Project Description

- 1h: Institute Traffic Engineering
- 14 Flood mapping does not exist for Federally owned property. However, local 100-year floor elevation of 102.0 does not impact site. (Note: Site elevations range from 134 to 164.)

F. Map

- Existing Conditions Plan and Site Plan dated 3 June 1998 (attached).

Introduction

Lake Forest, a senior-living community in Plattsburgh, New York, will exist to help older adults lead active and independent lifestyles. Congregate apartments and duplex homes will be affordable for the middle-income senior. The services and support offered by a caring staff will reduce the stress and worry common among those living alone and those who try to maintain a house that has become too big and too burdensome. We invite you to review these materials and become acquainted with the housing and services that will be offered.

We hope you will respond to Lake Forest enthusiastically. This opportunity for you to plan for your future and to become part of a dynamic community. The earlier you reserve an apartment or duplex home, the better the choices. There are four steps to becoming a resident of Lake Forest:

1. complete an Application for Residency,
2. upon receiving word that your Application has been accepted*, submit the non-refundable reservation fee and select a living unit,
3. sign a Residency Agreement, and
4. complete pre-residency forms and make arrangements to move.

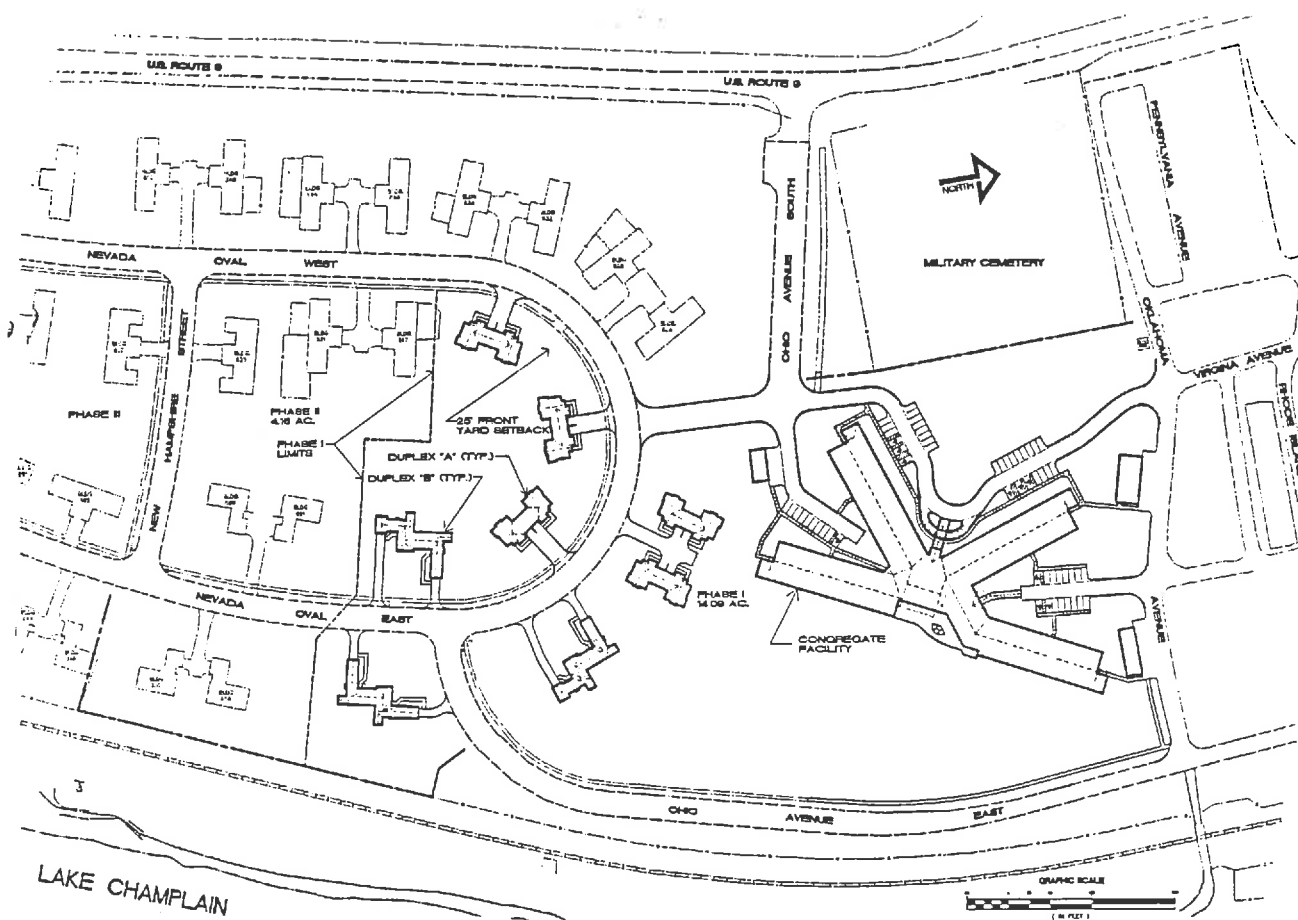
*NOTE: Applicants must meet residency criteria or residency may be denied.

Our Sales Consultant is available to answer your questions and help you through the decision-making process. Please don't hesitate to call.

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©1998

Site Plan

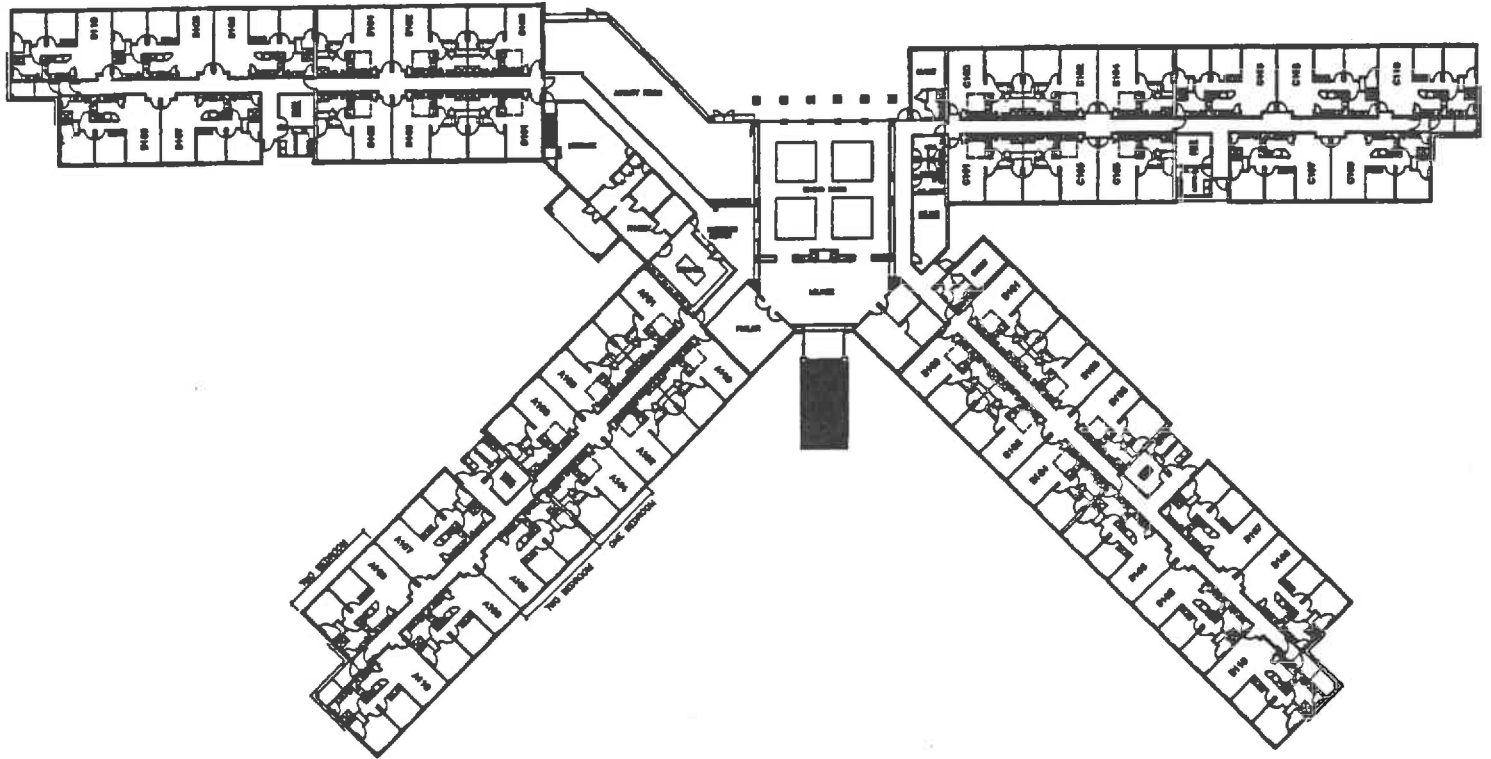


Lake Forest, a senior-living community, will be located in Plattsburgh. The congregate building of Lake Forest will include 44 spacious apartments. Additionally, duplexes will be built on the 16-acre site as reservations are received. Some of the features of this site are:

- *a private, secure campus*
- *adequate parking areas*
- *proximity to medical clinics and hospital*
- *less than 10 minutes from downtown*
- *trees, shrubs, flowers, and garden spaces accent the landscaped grounds*

Buildings are located to provide an immediate sense of "neighborhood". Residents in either the duplexes or the congregate apartments have their own private quarters, but may meet and visit with their neighbors as they wish. All buildings are designed for easy accessibility.

Congregate Building

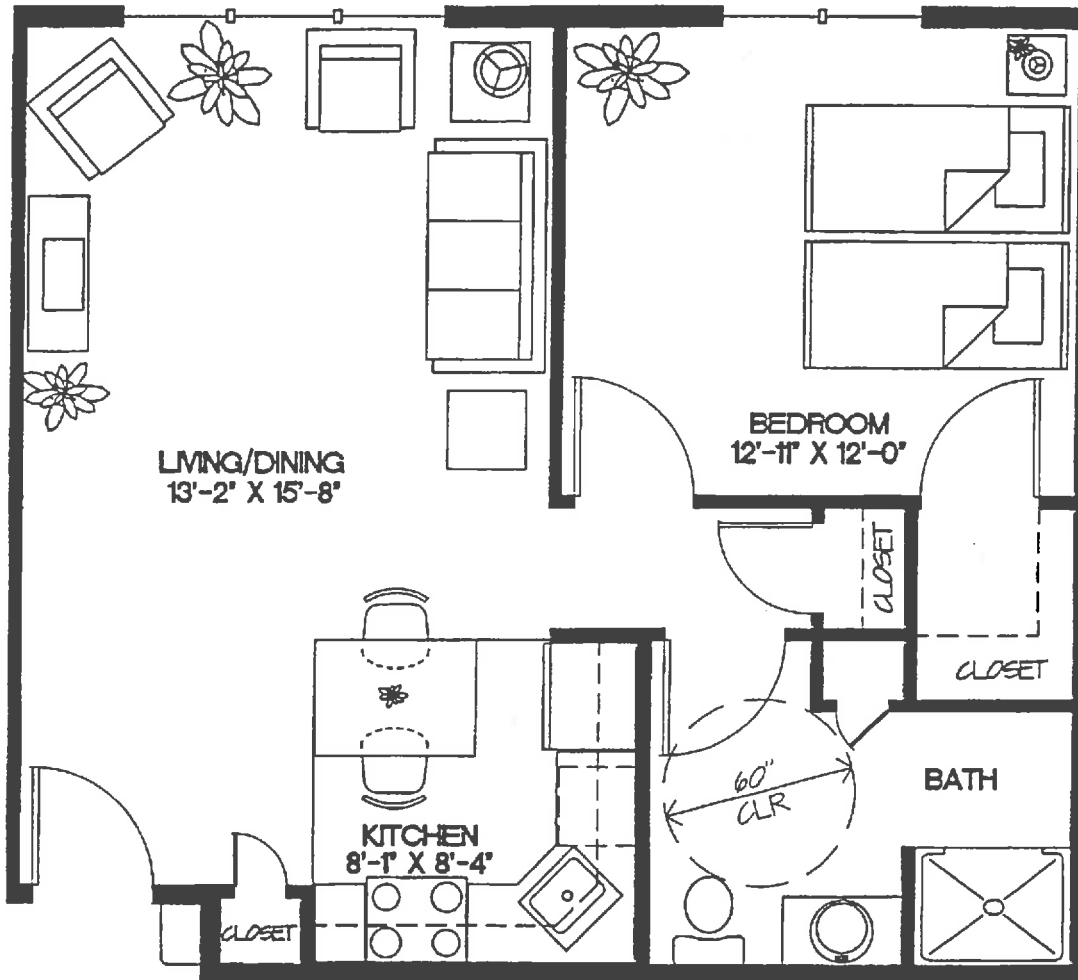


The congregate residences comprise the main building on the campus of Lake Forest. Forty-four apartments and a variety of community spaces are contained within this building. There are four defined sections (wings) and a total of 24 one-bedroom apartments and 20 two-bedroom apartments. There are a variety of common areas throughout the building including:

- *kitchen and dining room*
- *nutrition/snack area*
- *parlor*
- *multi-purpose activity room*
- *chapel*
- *wellness center*
- *laundry rooms*
- *guest room*
- *public restrooms*

Floor Plans

Congregate Apartments



Room sizes are approximate

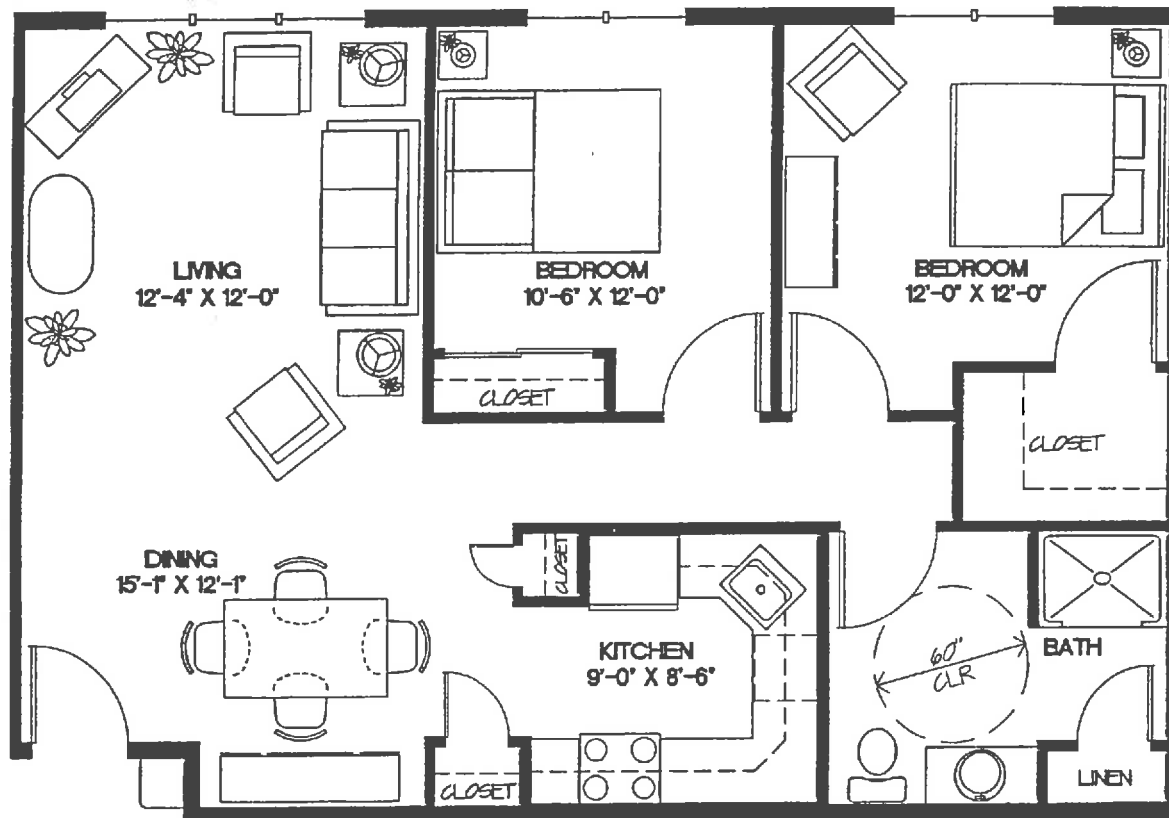
Features:

- Lower windows for a better view
- Wheelchair accessible doorways
- Shower with seat
- Full-size kitchen
- Emergency response system
- Individually-controlled heat and air-conditioning
- Walk-in closet
- Sheer curtains and rods

One-Bedroom Deluxe 675 Sq. Ft.

Floor Plans

Congregate Apartments



Room sizes are approximate

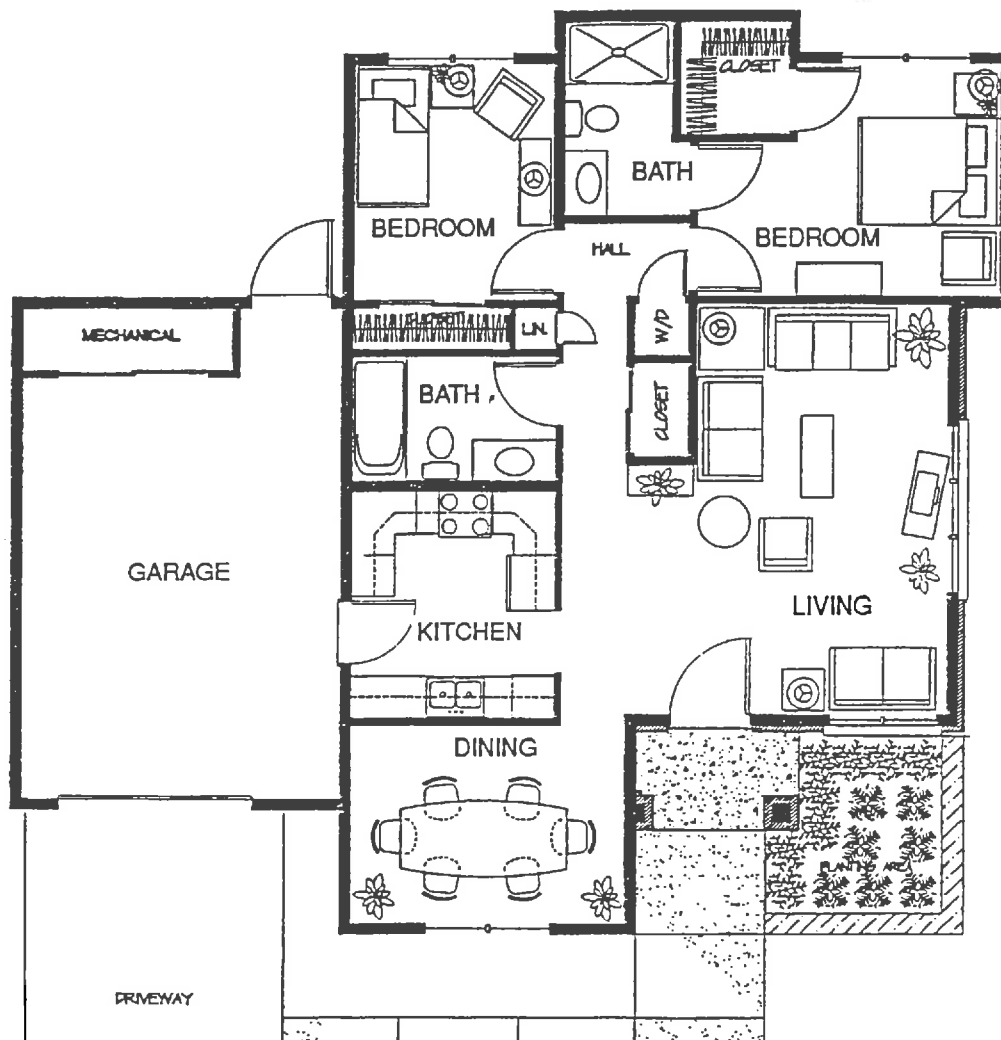
Features:

- Kitchen with range and refrigerator
- Lower windows for a better view
- Emergency response system
- Wheelchair accessible doorways
- Spacious closets
- Shower with seat
- Individually-controlled heat and air conditioning
- Sheer curtains and rods

Two-Bedroom 900 Sq. Ft.

Floor Plans

Duplex



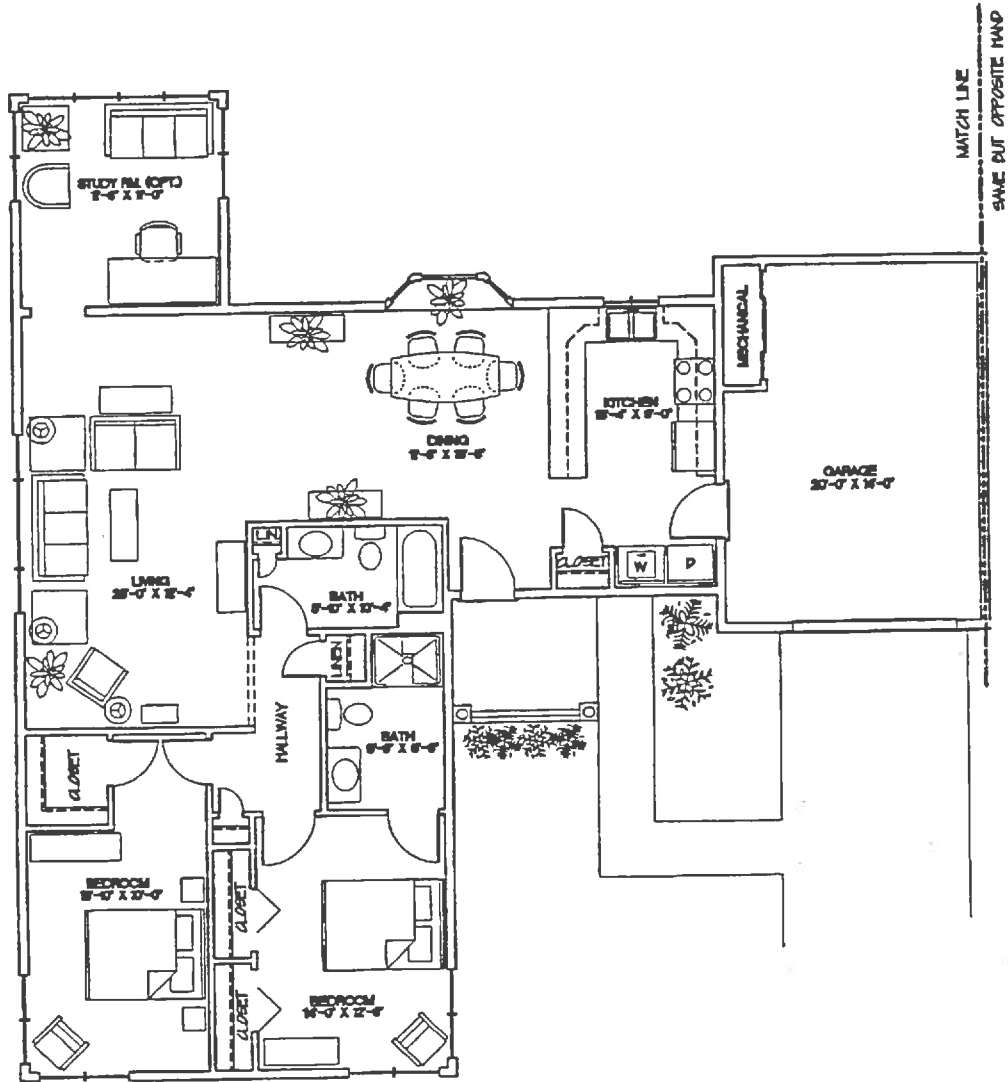
Room sizes are approximate

Style "A" (1106 sq. ft. plus garage)

- two bedrooms
- spacious closets
- energy-efficient construction
- attached garage with storage area
- covered front porch
- two full bathrooms
- all major appliances (dishwasher optional)
- bay window in dining area
- emergency response system
- customizing options and upgrades available

Floor Plans

Duplex



Room sizes are approximate

Style "B" (1150sq. ft. plus garage)

- two bedrooms
- spacious closets
- energy-efficient construction
- attached garage with storage area
- covered front porch
- two full bathrooms
- all major appliances (dishwasher optional)
- bay window in dining area
- emergency response system
- optional study/sun room
- customizing options and upgrades available

Rates

Congregate

Apartments

Congregate apartments provide peace of mind through having close neighbors and support as the aging process continues. Assistance with tasks associated with maintaining a home is provided, along with the assurance that, as other domestic chores become difficult to accomplish, support is available.

Congregate living at Lake Forest includes the following services and features in the monthly fee:

- (1) One nutritionally-balanced meal per day
- (2) Weekly laundering of bed-linens and towels
- (3) Apartment cleaning every other week
- (4) Morning well-being checks
- (5) Wellness services
- (6) Social, educational and recreational activities
- (7) Use of the apartment and all common areas of the building and grounds (i.e., parlor, activity area, laundry facilities, dining room, lounge, etc.)
- (8) A secure, clean and safe environment
- (9) All utilities except telephone
- (10) Cable television
- (11) Air conditioning
- (12) Parking spaces for residents' automobiles
- (13) Scheduled local transportation
- (14) Trash and snow removal
- (15) Lawn care
- (16) Management services
- (17) Emergency response system
- (18) Mail delivery to resident mailboxes
- (19) Maintenance of the apartment and provided appliances
- (20) Paid property liability insurance
- (21) Paid real estate taxes

One important reason for being part of this community is that support and assistance are available when needed from Lake Forest staff. Residents will be charged for services based on established rates. These additional services include, but are not limited to, the following:

- *Meals in addition to the one provided*
- *Assistance with auto maintenance*
- *Additional cleaning service*
- *Miscellaneous chores*
- *Clerical assistance*
- *Wellness services*
- *Personal Support Management*
- *Additional transportation*
- *Personal laundry*
- *Guest lodging and meals*
- *Garage*
- *Additional Storage (based on availability)*

At Lake Forest, you will have the option of two different sizes of apartments as well as two different payment plans. Both payment plans include the support services and housing features listed on the reverse side of this rate sheet.

OPTION 1 - Monthly Rental and Service Fee

All of the housing costs, features and services listed on the reverse side of this rate sheet are incorporated into one monthly payment through a simple rental agreement.

OPTION 2 - One-time Equity Payment and Service Fee

Persons choosing this option generally use current assets to cover the equity payment (e.g., proceeds from the sale of one's house). This payment is equal to the current value of the apartment and shared common areas. Because the apartment (the actual physical space) is prepaid with the equity payment, the monthly fee is for services only. When a resident vacates the apartment, either by choice or by death, Lake Forest will refund to the resident or his/her estate a portion of the original equity payment based on the following schedule:

- Upon occupying the apartment (month 1), ninety-six percent (96%) of the equity payment is refundable.
- For months two (2) through forty-seven (47) of occupancy, the original equity payment will amortize monthly at a rate of one percent (1%).
- For months forty-eight (48) and thereafter, fifty percent (50%) of the original equity payment will be refunded after the apartment is vacated and according to terms outlined in the Residency Agreement.

A monthly service fee will be charged to cover congregate services provided.

Congregate Apartment Rate Schedule

A \$1,500 non-refundable fee is required to reserve a congregate apartment. The equity payment is due prior to occupancy and in accordance with the schedule outlined in the Residency Agreement.

*Option 1 - Monthly Rental and Service Fee**

Single occupancy

One-Bedroom

\$ 1,790 (estimated)

Two-Bedroom

\$ 1,990 (estimated)

Double occupancy

\$ 2,025 (estimated)

\$ 2,225 (estimated)

* This payment option is available on a limited number of congregate units. If you desire the rental payment option please speak with the manager about availability.

Option 2 - Equity Payment

\$75,000 (estimated)

\$95,000 (estimated)

Monthly Service Fee

Single occupancy

\$ 925 (estimated)

\$ 1,030 (estimated)

Double occupancy

\$ 1,160 (estimated)

\$ 1,265 (estimated)

Based on availability, garage spaces can be leased for a minimum of one year.

May 1998

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Rates

Duplexes

Duplex living offers conveniences and services to preserve personal independence and freedom. Assistance with tasks associated with home ownership are taken care of by Lake Forest staff. Additional services are available if needed and duplex and cottage residents receive priority status for congregate apartments.

Features included in the duplex and cottage living arrangements are:

- (1) Management services
- (2) Lawn care
- (3) Snow and trash removal
- (4) Repair, maintenance or replacement of building, equipment and provided appliances
- (5) Emergency response system
- (6) Social, educational and recreational activities
- (7) Wellness services (see Resident Handbook)
- (8) Property and liability insurance paid
- (9) Paid sewer and water and street lighting
- (10) Paid real estate taxes

One very important reason for being part of this community is that support and assistance are available when needed from Lake Forest staff. Residents will be charged for services based on established rates. These additional services include, but are not limited to, the following:

- *Any or all meals*
- *Transportation*
- *Laundry*
- *Cleaning*
- *Miscellaneous chores*
- *Morning well-being checks*
- *Assistance with auto maintenance*
- *Clerical assistance*
- *Guest meals and lodging (in cong. bldg.)*
- *Additional garage parking (when available)*

A one-time equity payment equal to the current value of the living unit is due prior to occupancy. A portion of this payment is refundable when the living unit is vacated by a resident, whether by choice or by death, and is paid to the resident or his/her estate based on the following schedule and in accordance with terms outlined in the Residency Agreement:

- Upon occupying the apartment (month 1), ninety-six percent (96%) of the equity payment is refundable.
- For months two (2) through forty-seven (47) of occupancy, the original equity payment will amortize monthly at a rate of one percent (1%).
- For months forty-eight (48) and thereafter, fifty percent (50%) of the original equity payment will be refunded after the apartment is vacated and according to terms outlined in the Residency Agreement.

Because of the Equity Refund Plan residents can enjoy the benefits of ownership without the inherent responsibilities. Lake Forest Senior Living Community, Inc. retains ownership and a signed Residency Agreement grants the occupant the right to live in the duplex or cottage unit until he/she is no longer able or until death.

Duplex Rate Schedule

Duplex living units at Lake Forest are only available through the Equity Refund Plan.

Equity Payment:

<i>Style "A" - (1106 sq. ft. plus garage)</i>	<i>\$110,000</i>
<i>Style "B" - (1150 sq. ft. plus garage)</i>	<i>\$120,000</i>

Monthly Service Fee:*

A \$1,500 non-refundable fee is required to reserve a duplex unit. The equity payment is due prior to occupancy and in accordance with the schedule outlined in the Residency Agreement.

*Residents are responsible for all utilities except water and sewer which are included in the monthly service fee.

May 1998

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Cost Worksheet

MONTHLY EXPENSES	Your Current Expenditures	Congregate Expenditures	Difference
HOUSING (32 -36 %)			
Mortgage/Equity R.O.I.	_____	included	_____
at	_____	included	_____
Homeowner's insurance	_____	included	_____
Property taxes	_____	included	_____
Utilities: Electricity	_____	included	_____
Gas	_____	included	_____
Water/Sewer	_____	included	_____
Telephone	_____		_____
ole T. V.	_____	included	_____
Building maintenance/repairs	_____	included	_____
Equipment and appliance repairs	_____	included	_____
House cleaning	_____	included	_____
pest control	_____	included	_____
Trash collection	_____	included	_____
Car care	_____	included	_____
Snow removal	_____	included	_____
er	_____		_____
TOTAL	_____	_____	_____
	_____	_____	_____
CLOTHING, LINENS, TOWELS (4 - 6 %)			
Apparel purchases	_____	_____	_____
Washing and Drying	_____	_____*	_____
Laundry cleaning	_____	_____	_____
TOTAL	_____	_____	_____
	_____	_____	_____
FOOD (15 - 18 %)			
and prepared foods	_____	_____*	_____
Is out	_____	_____*	_____
Beverages	_____	_____*	_____
Supplies	_____	_____*	_____
TOTAL	_____	_____	_____
	_____	_____	_____