

**Pamela D. Panzenbeck**  
*Chairperson*

**Ann S. Fangmann**  
*Executive Director*



**GLEN COVE**

**INDUSTRIAL DEVELOPMENT AGENCY  
LOCAL ECONOMIC ASSISTANCE CORP.**

City Hall, 9 Glen Street, Glen Cove, NY 11542

**Phone: (516) 676-1625**

**Fax: (516) 759-8389**

**Via email & Certified Mail**

December 2, 2024

Michael S. Puntillo Development Corp.  
A-1 Realty Management Inc.  
1551 Franklin Avenue – 1<sup>st</sup> floor  
Mineola, NY 11501  
Attn: Peter Alizio  
Email: [rite@PJALIZIO.COM](mailto:rite@PJALIZIO.COM)

**RE: GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY: 2024 FORM OF ANNUAL EMPLOYMENT AND FINANCIAL ASSISTANCE CERTIFICATION LETTER**

Dear Mr. Alizio:

In accordance with your financial assistance agreement with Glen Cove IDA, please be reminded of the annual certification of employment and financial data as mandated under General Municipal Law Section 859 (<https://www.nysenate.gov/legislation/laws/GMU/859-A>), specifically:

'...annually certified statements and documentation: (i) enumerating the full time equivalent jobs retained and the full time equivalent jobs created as a result of the financial assistance, by category, including full time equivalent independent contractors or employees of independent contractors that work at the project location, and (ii) indicating that the salary and fringe benefit averages or ranges for categories of jobs retained and jobs created that was provided in the application is still accurate and if it is not still accurate, providing a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created.'

Accordingly, the above referenced form is attached herein and must be completed and certified by an officer of the company and returned to the Agency as soon as practicable, but not later than February 14, 2025.

Should you have any questions or require additional information about this form, please do not hesitate to contact me by phone (516) 676-1625 Ext. 104 or via email at: [mzoldessy@glencovecda.org](mailto:mzoldessy@glencovecda.org)

Thank you for your anticipated cooperation.

Sincerely,

*Margo Zoldessy*

Margo Zoldessy  
Chief Financial Officer

Attachment

CC: Hon. P. Panzenbeck, Chairperson  
V. Hartley, Vice Chairperson/Treasurer  
A. Fangmann, Executive Director  
M. Puntillo, President PX4 Development [mpuntillo@pxfour.com](mailto:mpuntillo@pxfour.com)

**GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY**

**2024 FORM OF ANNUAL EMPLOYMENT AND  
FINANCIAL ASSISTANCE CERTIFICATION LETTER**

Company name and address: Michael S Puntillo Development Company  
136 Glen Street, Glen Cove NY 11542  
Project Name: Glen Cove Housing

**Job Information**

Current number of full time equivalent employees ("FTE") **retained** at the project location, including FTE contractors or employees of independent contractors that work at the project location, by job category:

Category	FTE	Average Salary and Fringe Benefits or Ranges
Full Time	<u>1</u>	<u>116,632</u>
Part Time	<u>8</u>	<u>42,232</u>
Construction	_____	_____
Other	_____	_____

Current number of full time equivalent employees ("FTE") **created** at the project location, including FTE contractors or employees of independent contractors that work at the project location, by job category:

Category	FTE	Average Salary and Fringe Benefits or Ranges
Full Time	<u>N/A</u>	_____
Part Time	_____	_____
Construction	_____	_____
Other	_____	_____

**A copy of the NYS 45 form for the project location is required to be submitted with this report. If the NYS 45 form is not available for the specific project location or the form does not accurately reflect the full time jobs created, an internal payroll report verifying the total jobs by employment category as outlined above at the location is required with this submission.**

**Financing Information**

Has the Agency provided project financing assistance (generally through issuance of a **bond or note**)

Yes  No

If financing assistance was provided, please provide:

- Original principal balance of bond or note issued \_\_\_\_\_
- Outstanding principal balance of such bond or note as of December 31 \_\_\_\_\_
- Outstanding principal balance of such bond or note as of December 31 \_\_\_\_\_

Final maturity date of the bond or note \_\_\_\_\_

**Sales Tax Abatement Information**

Did your Company or any appointed subagents receive Sales Tax Abatement for your Project During the prior year?

Yes  No

If so, please provide the amount of sales tax savings received by the Company and all appointed subagents \_\_\_\_\_

**(Attach copies of all ST-340 sales tax reports that were submitted to New York State by the Company and all subagents for the reporting period. Please also attached all ST-60's filed for subagents for the reporting period)**

**Mortgage Recording Tax Information**

Did your company receive Mortgage Tax Abatement on your Project During the prior year?

Yes  No

(note this would only be applicable to the year that a mortgage was placed upon the Project, so if the Agency did not close a mortgage with you during the reporting period, the answer should be no)

The amount of the mortgage recording tax that was exempted during the reporting period:

\$ \_\_\_\_\_

**TAX AGREEMENT INFORMATION: (EXEMPTIONS)**

County Real Property Tax without Tax Agreement \$ \_\_\_\_\_

City/Town Property Tax without Tax Agreement \$ \_\_\_\_\_

School Property Tax without Tax Agreement \$ \_\_\_\_\_

TOTAL PROPERTY TAXES WITHOUT TAX AGREEMENT \$ \_\_\_\_\_

Total Tax Agreement Payments due without PILOT: \$ \_\_\_\_\_

Whether paid separately or lump sum to Agency for distribution, please provide break down of allocation of Tax Agreement Payment to individual taxing jurisdictions: **(PILOT)**

County Tax Agreement Payment  
City Tax Agreement Payment  
School Tax Agreement Payment  
Library Tax Agreement Payment  
TOTAL TAX AGREEMENT PAYMENTS

\$ 427287  
\$ 1648102  
\$ 2906624  
\$ 72082  
\$ 201041

Net Exemptions \$ \_\_\_\_\_  
(subtract Total Tax Agreement Payments from TOTAL property taxes without Tax Agreement Payment)

I certify that to the best of my knowledge and belief all of the information on this form is correct. I further certify that the salary and fringe benefit averages or ranges for the categories of jobs retained and the jobs created that was provided in the Application for Financial Assistance is still accurate and if not, I hereby attach a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created. I also understand that failure to report completely and accurately may result in enforcement of provisions of my agreement, including but not limited to voidance of the agreement and potential claw back of benefits.

Signed:  \_\_\_\_\_

Name: Michael F Puntillo

Title: Managing Partner

(authorized company representative)

Date: 1/16/2025

Adopted 6-25-19

# NYS-45 (1/19)

## Quarterly Combined Withholding, Wage Reporting, And Unemployment Insurance Return

Reference these numbers in all correspondence:

UI Employer registration number **4717656** **3**  
 Withholding identification number **201885645** **8**  
 Employer legal name:

**A-1 REALTY MANAGEMENT INC**

Mark an **X** in only **one** box to indicate the quarter (a separate return must be completed for each quarter) and enter the year.

Jan 1 - <sup>1</sup> Mar 31  Apr 1 - <sup>2</sup> Jun 30  July 1 - <sup>3</sup> Sep 30  Oct 1 - <sup>4</sup> Dec 31  Year **24**

Are dependent health insurance benefits available to any employee? Yes  No

If seasonal employer, mark an **X** in the box

*For office use only*

Postmark

Received date

UI  SK  AI  SI  WT  SK

**Number of employees**  
 Enter the number of full-time and part-time covered employees who worked during or received pay for the week that includes the 12th day of each month.

a. First month	b. Second month	c. Third month
<b>21</b>	<b>21</b>	<b>20</b>

### Part A - Unemployment insurance (UI) information

- Total remuneration paid this quarter **372780 . 00**
- Remuneration paid this quarter in excess of the UI wage base since January 1 (see instr.) **347314 . 00**
- Wages subject to contribution (subtract line 2 from line 1) **25466 . 00**
- UI contributions due  
 Enter your UI Rate **4.625** % **1177 . 80**
- Re-employment service fund (multiply line 3 by .00075) **19 . 10**
- UI previously underpaid with interest **. 00**
- Total of lines 4, 5, and 6 **1196 . 90**
- Enter UI previously overpaid **. 00**
- Total UI amounts due** (if line 7 is greater than line 8, enter difference) **1196 . 90**
- Total UI overpaid** (if line 8 is greater than line 7, enter difference and mark box 11 below) **. 00**
- Apply to outstanding liabilities and/or refund

### Part B - Withholding tax (WT) information

- New York State tax withheld **13925 . 53**
- New York City tax withheld **3297 . 12**
- Yonkers tax withheld **. 00**
- Total tax withheld (add lines 12, 13 and 14) **17222 . 65**
- WT credit from previous quarter's return (see instr.) **. 00**
- Form NYS-1 payments made for quarter **17222 . 65**
- Total payments (add lines 16 and 17) **17222 . 65**
- Total WT amount due** (if line 15 is greater than line 18, enter difference) **. 00**
- Total WT overpaid** (if line 18 is greater than line 15, enter difference here and mark an X in 20a or 20b) **. 00**
- Apply to outstanding liabilities and/or refund  **or** 20b. Credit to next quarter withholding tax
- Total payment due** (add lines 9 and 19; make one remittance payable to NYS Employment Contributions and Taxes) **1196 . 90**

**\* An overpayment of either UI contributions or withholding tax cannot be used to offset an amount due for the other.**

**Complete Parts D and E on back of form, if required.**

### Part C - Employee wage and withholding information

#### Quarterly employee/payee wage reporting and withholding information

(If more than five employees or if reporting other wages, do not make entries in this section; complete Form NYS-45-ATT. Do not use negative numbers; see instructions.)

a	b	c	d	e
Social Security number	Last name, first name, middle initial	Total UI remuneration paid this quarter	Gross federal wages or distribution (see instructions)	Total NYS, NYC, and Yonkers tax withheld

**Totals** (column c must equal remuneration on line 1; see instructions for exceptions)

REFERENCE COPY PREPARED BY PAYCHEX. DO NOT FILE.

0940-15022861

25001

TAXPAY®

**NYS-45-ATT** Quarterly Combined Withholding, Wage Reporting,  
(1/19) **And Unemployment Insurance Return - Attachment**

Withholding identification number:  
201885645 8

Employer legal name:

A-1 REALTY MANAGEMENT INC

Mark an **X** in the applicable box(es):

A. Original  or Amended return

Jan 1 - Mar 31  1 Apr 1 - Jun 30  2 July 1 - Sep 30  3 Oct 1 - Dec 31  4 Year

B. Other wages only reported on this page

C. Seasonal employer

**Quarterly employee/payee wage reporting and withholding information**  
(Do not enter negative numbers in columns c, d, and e; see instructions)

a Social Security number	b Last name, first name, middle initial	c Total UI remuneration paid this quarter	d Gross federal wages or distribution (see instr.)	e Total NYS, NYC, and Yonkers tax withheld
005-48-8295	GLOVER JAMES A	20782.53	20782.53	882.57
013-60-8179	HODGE ALVIN	16811.61	16481.61	1220.78
058-76-0340	LUINA JESSICA	15551.56	15551.56	1136.60
062-58-1468	WILLIAMS TANYA	2760.23	2650.23	216.24
066-76-8245	RAMSEY ROCHELLE	17869.86	17869.86	1346.00
072-58-5888	MITCHELL FELICIA A	21149.01	20512.01	1386.12
077-48-2794	PARANGELO MARGUERITE M	40562.40	39847.40	2987.09
077-58-0454	BLANCO JESERICA S	23016.98	23016.98	1033.95
077-68-5352	ALIZIO PETER	26000.00	25662.00	
077-68-5703	ALIZIO PAUL	26000.00	25662.00	
093-68-3821	THOMAS JANINE	13155.00	13155.00	470.64
098-60-3536	COHEN PAMELA A	6757.80	6757.80	207.43
098-78-9587	RAHIM MARIA	7350.00	7350.00	365.56
098-84-1365	BROWN CHANCE	3730.80	3730.80	282.60
101-94-8697	MILLER ANISE S	7391.80	7391.80	239.36
106-86-3735	MYERS ANDRE	7431.79	7431.79	322.99

Page No. <u>1</u> of <u>2</u> Total this page only . . . .	256321.37	253853.37	12097.93
If first page, enter grand totals of all pages . . . . .	372779.57	366846.57	17222.65

0940-15022861 NY 25001 TAXPAY®

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**A-1 REALTY MANAGEMENT INC.  
PAYROLL ALLOCATION**

EMPLOYEE NAME	GROSS	ALLOC. %	PAYROLL	SEA(48.59%)	NHP(36.17%)	GRS(8.83%)	JMA (10%)	GLEN (6.41%)	Mill
FELICIA A MITCHELL	71499.24	90	64349.32	31267.33	23275.15	5682.04	0.00	4124.79	
MARGUERITE PARANGELO	158111.30	90	142300.17	63209.74	47101.36	11483.62	0.00	8338.79	12166.66
JAMES GEORGIANO	89145.92	100	89145.92	41648.08	31009.41	7573.84	8914.59	0.00	
MARIA RAHIM	27825.00	100-NHP	27825.00		27825.00				
DEBORA ZABALA	63711.66	100-NHP	63711.66		63711.46				
CEGAR OMAR SALINAS	59020.00	100-GLEN	59020.00					59020.00	
Jessenia Lopez Rivera	3750.03	100	3750.03	1946.64	1449.39	354.00	0.00	0.00	4730.72
Melissa Kolisch	61477.90	90	55330.11	24577.63	18314.27	4465.14	0.00	3242.34	0.00
Annequa Moye	25975.35	100	25975.35	25982.28	-6.93	0.00	0.00	0.00	77130.12
Jim Glover	77130.12	100 Mill	77130.12						44833.82
Janine Thomas	44833.82	100 Mill	44833.82			0.00			
Carissa Schuette	3970.00	100-SEA	3970.00	3970.00					
Pamela Cohen	24781.37	100	24781.37	12041.27	8963.42	2188.19	0.00	1588.49	
Annette Echevarria	22659.55	100	22659.55		2066.61	18672.68	0.00	3986.88	
Rainya Scott	23596.36	100-SEA	23596.36	20659.00		504.51	0.00	366.24	0.00
Hassad Juman	576.94	100	576.94	280.34	208.68	50.94		36.98	
Andre Meyer	49155.37	100-SEA	49155.37	49155.37					
Greg Bazhdari	88942.45	100	88942.45	46170.03	34376.26	8396.17	0.00	0.00	
Maria Figueroa	12115.39	100	12115.39	5886.87	4382.14	1069.79		776.60	
Anthony Alizio	30460.80	100	30460.80	14800.90	11017.67	2689.69	0.00	1952.54	
Anise Miller	21409.20	100	21409.20	0.00	21409.20	0.00	0.00	0.00	
Regina Alston	8517.26	100-SEA	8517.26	8517.26	0.00	0.00		0.00	
Jeserica Blanco	68015.86	100	68015.86	33048.91	24601.34	6005.80	0.00	4359.82	0.00
Rochelle Ramsey	44215.82	100	44215.82	0.00	0.00	35036.13	0.00	9179.69	0.00
Tanya Williams	30615.91	GRS/GLEN	30615.91	26335.97	3714.74	906.86	0.00	658.32	0.00
Stephanie Rivera	11045.06	100-SEA	11045.06	11045.06	0.00	0.00	0.00	0.00	
Briana Blanco	4950.60	100	4950.60	2989.09	336.38	1307.12	0.00	318.01	0.00
Jessica Luina	28063.09	100-SEA	28063.09	28063.09	0.00	0.00		0.00	
Zulma Beauchamp	3807.69	100	3807.69	2561.99	876.42	213.96	0.00	155.32	0.00
Jeanette Wilson	28226.54	100-SEA	28226.54	28226.54	0.00	0.00		0.00	
Alvin Hodge	22555.50	100-SEA	22555.50	22555.50	0.00	0.00		0.00	
David Galabya	9134.63	100	9134.63	4741.79	3530.53	862.31			
Robert Constant	5075.07	100	5075.07	2371.02	1765.36	431.18	507.51		
Chance Brown	3730.80	100-SEA	3730.80	3730.80	0.00				
<b>TOTAL</b>	<b>1228101.60</b>		<b>1198992.76</b>	<b>514782.49</b>	<b>329927.85</b>	<b>107893.97</b>	<b>9422.10</b>	<b>98104.81</b>	<b>138861.33</b>
<b>TAXES</b>		7.65%	<b>91722.95</b>	<b>39380.86</b>	<b>25239.48</b>	<b>8253.89</b>	<b>720.79</b>	<b>7,505.02</b>	<b>10,622.89</b>
<b>TOTAL ALLOCATION</b>			<b>1290715.70</b>	<b>554163.35</b>	<b>355167.33</b>	<b>116147.85</b>	<b>10142.89</b>	<b>105609.83</b>	<b>149484.22</b>