

SCIDA PROJECT ABSTRACT

MEETING DATE: April 23, 2026

CONTACT: Alain Zilka, MD, Manager

PHONE: [REDACTED]

APPLICANT NAME: VAZ X 2 LLC
AND ADDRESS 6 Farmers Lane
St. James, NY 11780

PRINCIPALS: Alain Zilka, MD (100%)

PRODUCT/SERVICES: Real Estate Holding Company

NEW LOCATION/TAX MAP #: 1080 New York Avenue, Huntington, NY 11747
(Tax Map #400-147-2-9.1)

PROJECT DESCRIPTION: Purchase a 20,337 square foot building located at 1080 New York Avenue, Huntington, NY 11746. The building will be used for mixed use 16 units of one bedroom rental apartments (13 market rate & 3 affordable) and approximately 2,800 square feet will be leased to one or two commercial/retail tenants.

PROJECT COSTS: AUTHORIZATION SOUGHT: \$8,725,000 Lease Transaction

PURCHASE PRICE OF AN EXISTING BUILDING \$8,725,000

TOTAL PROJECT COSTS \$8,725,000

EMPLOYMENT:

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT	3.5	\$150,000	\$42,857
PRESENT (Suffolk County Only)	3.5	150,000	42,857
PROPOSED 1ST. YEAR	1	40,000	40,000
2ND. YEAR	1	50,000	50,000
GRAND TOTALS	5.5	\$240,000	\$43,636

COMMENTS: