



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | Amendment to modify the existing BCA (check one or more boxes below): |
| <input type="checkbox"/> | Add applicant(s) |
| <input type="checkbox"/> | Substitute applicant(s) |
| <input type="checkbox"/> | Remove applicant(s) |
| <input type="checkbox"/> | Change in name of applicant(s) |
| <input type="checkbox"/> | Amendment to reflect a transfer of title to all or part of the brownfield site: |
| | a. A copy of the recorded deed must be provided. Is this attached? Yes <input type="radio"/> No <input type="radio"/> |
| | b. <input type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner) |
| | c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? Yes <input type="radio"/> No <input type="radio"/> Submitted on: _____ |
| <input checked="" type="checkbox"/> | Amendment to modify description of the property(ies) listed in the existing BCA |
| <input type="checkbox"/> | Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA |
| <input type="checkbox"/> | Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit. |
| <input type="checkbox"/> | Other (explain in detail below) |

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

The purpose of this BCA Amendment is to advise that BCA site C224220, formerly known as Block 440, Lot 12 with an address of 473 President Street in Brooklyn, NY, has been merged into Block 440, Lot 1 and is now assigned the address of 499 President Street in Brooklyn, NY. Block 440, Lot 1 is now covered under two separate BCA Agreements (C224220 and C224309). Copies of the RP602, the current tax map, and a base map showing the boundaries of site C224220 (p/o Lot 1) are annexed hereto as Exhibit A. This is a change of address and Lot number only. There are no changes to the boundaries of BCA Site C224220 or its acreage.

| SECTION I: CURRENT AGREEMENT INFORMATION | |
|--|--|
| <i>This section must be completed in full. Attach additional pages as necessary.</i> | |
| BCP SITE NAME: 473 President Street | BCP SITE CODE: C224220 |
| NAME OF CURRENT APPLICANT(S): Gowanus President Owner LLC and 473 President LLC | |
| INDEX NUMBER OF AGREEMENT: C224220-6-15 | DATE OF ORIGINAL AGREEMENT: 08/20/2015 |

| SECTION II: NEW REQUESTOR INFORMATION | | | |
|---|--------|------------------------------|-----------------------|
| <i>Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.</i> | | | |
| NAME: | | | |
| ADDRESS: | | | |
| CITY/TOWN: | | | ZIP CODE: |
| PHONE: | EMAIL: | | |
| REQUESTOR CONTACT: | | | |
| ADDRESS: | | | |
| CITY/TOWN: | | | ZIP CODE: |
| PHONE: | EMAIL: | | |
| REQUESTOR'S CONSULTANT: | | CONTACT: | |
| ADDRESS: | | | |
| CITY/TOWN: | | | ZIP CODE: |
| PHONE: | EMAIL: | | |
| REQUESTOR'S ATTORNEY: | | CONTACT: | |
| ADDRESS: | | | |
| CITY/TOWN: | | | ZIP CODE: |
| PHONE: | EMAIL: | | |
| | | Y | N |
| 1. Is the requestor authorized to conduct business in New York State? | | <input type="radio"/> | <input type="radio"/> |
| 2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached? | | <input type="radio"/> | <input type="radio"/> |
| 3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached? | | <input type="radio"/> | <input type="radio"/> |
| 4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached? | | N/A <input type="radio"/> | <input type="radio"/> |
| 5. Describe the new requestor's relationship to all existing applicants: | | | |

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.

| | |
|--|-----------|
| Owner listed below is: <input type="checkbox"/> Existing Applicant <input type="checkbox"/> New Applicant <input type="checkbox"/> Non-Applicant | |
| OWNER'S NAME: | CONTACT: |
| ADDRESS: | |
| CITY/TOWN: | ZIP CODE: |
| PHONE: | EMAIL: |
| OPERATOR: | CONTACT: |
| ADDRESS: | |
| CITY/TOWN: | ZIP CODE: |
| PHONE: | EMAIL: |

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

| | Y | N |
|---|-----------------------|-----------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site? | <input type="radio"/> | <input type="radio"/> |
| 2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? | <input type="radio"/> | <input type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. | <input type="radio"/> | <input type="radio"/> |
| 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment. | <input type="radio"/> | <input type="radio"/> |
| 5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information. | <input type="radio"/> | <input type="radio"/> |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants? | <input type="radio"/> | <input type="radio"/> |
| 7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? | <input type="radio"/> | <input type="radio"/> |
| 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? | <input type="radio"/> | <input type="radio"/> |

| SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued) | | Y | N |
|---|--|---|---|
| 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? | | <input type="radio"/> | <input type="radio"/> |
| 10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? | | <input type="radio"/> | <input type="radio"/> |
| 11. Are there any unregistered bulk storage tanks on-site which require registration? | | <input type="radio"/> | <input type="radio"/> |
| 12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW: | | | |
| <input type="checkbox"/> PARTICIPANT <p>A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.</p> | | <input type="checkbox"/> VOLUNTEER <p>A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum.</p> <p>NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.</p> | |
| 13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? | | N/A <input type="radio"/> | Y <input type="radio"/> N <input type="radio"/> |
| 14. Requestor's relationship to the property (check all that apply): | | | |
| <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____ | | | |
| 15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached? | | N/A <input type="radio"/> | Y <input type="radio"/> N <input type="radio"/> |

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 473 President Street

CITY/TOWN Brooklyn, NY

ZIP CODE: 11215

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

440

12

.44

2. Requested change (check appropriate boxes below):

☐

- a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☐

- b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

☒

- c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

499 President Street, Brooklyn, NY 11215

440

p/o Lot 1

.44

3. TOTAL REVISED SITE ACREAGE: _____

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y

N

☐
☐

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

| | Y | N |
|---|-----------------------|-----------------------|
| 1. Is the site located in Bronx, Kings, New York, Queens or Richmond County? | <input type="radio"/> | <input type="radio"/> |
| 2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit? | <input type="radio"/> | <input type="radio"/> |
| 3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information. | <input type="radio"/> | <input type="radio"/> |
| 4. Is the property upside down as defined below? From ECL 27-1405(31): "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated. | <input type="radio"/> | <input type="radio"/> |
| 5. Is the project and affordable housing project as defined below? From 6 NYCRR 375-3.2(a) as of August 12, 2016: (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units. (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income. (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income. (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size. | <input type="radio"/> | <input type="radio"/> |

| APPLICATION SUPPLEMENT FOR NYC SITES (continued) | Y | N |
|---|-----------------------|-----------------------|
| <p>6. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p> | <input type="radio"/> | <input type="radio"/> |
| <p>7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p> | <input type="radio"/> | <input type="radio"/> |

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: 473 President Street

BCP SITE CODE: C224220

NAME OF CURRENT APPLICANT(S): Gowanus President Owner LLC and 473 President LLC

INDEX NUMBER OF AGREEMENT: C224220-6-15

DATE OF ORIGINAL AGREEMENT 08/20/2015

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (Individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Gowanus President Owner LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. J. Dean Amro's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 5/7/2024 Signature: Print Name: J. Dean Amro

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

**PARTICIPANT**

A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.

**VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 08/20/2015

Signature by the Department:

DATED: 10/3/24NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown, Assistant Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of 473 President LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Avi Fisher's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 5/7/24 Signature: Print Name: Avi Fisher**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

| | |
|--|--|
| <input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination. | <input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination. |
|--|--|

Effective Date of the Original Agreement: 08/20/2015

Signature by the Department:

DATED: 10/3/24NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown, Assistant Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signa (title) of MCP President Street L (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Cynthia Schlegel's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 9/17/24 Signature: Print Name: Cynthia Schlegel**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

☐ PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 08/20/2015

Signature by the Department:

DATED: 10/3/24NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown, Assistant Director
Division of Environmental Remediation

EXHIBIT A



DEPT OF BLDGS 321598400

Job Number

ES771715482

Scan Code

NEW YORK City Department of Finance • Property Division • Tax Map Office

APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038. Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: BrooklynBlock: 440Present Lot(s): 1, 12, 21, 23, 24, 25, 26, 47 & 48☒ Merger☐ ApportionmentNumber of
Lots Requested 2

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Lot Number: 1, 12☐ Air☐ SubterraneanLot(s) Usage:
(check one)☐ Residential
Building Gross
Sq/Ft: _____☒ Commercial
Building Gross
Sq/Ft: 76,045☐ Mix (Residential & Commercial)
Building Gross
Sq/Ft: _____

Property

1. Owner's Name (as per Deed): _____

LAST NAME

FIRST NAME

OR

Company Name: 473 President, LLC2. Address: 51 East 12th StreetNew YorkNY10003

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Filing Representative (if applicable): Alice Ramos

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: LaudenschlagerRobert

LAST NAME

FIRST NAME

2. Address: 1359 BroadwayNew YorkNY10018

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Telephone Number: 212-979-84004. Email Address: rlaudenschlager@slcearch.com

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: _____

Date: 02/03/2020

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



(Architect or Engineer's seal)

Tentative Lot(s) Issued:

Customer Service Representative: P BradleyDate: 2/5/2020

New Lot(s): _____

Lot(s) Affected: 1, 12

Lot(s) Dropped: _____

21, 23, 24, 25, 26, 47, 48

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated:

Tax Map Specialist: _____ Date: ____/____/____



APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 440 Present Lot(s): 1, 12, 21, 23, 24, 25, 26, 47 & 48, 47 & 48

☒ Merger ☐ Apportionment Number of Lots Requested 2

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: _____ ☐ Commercial Building Gross Sq/Ft: _____ ☒ Mix (Residential & Commercial) Building Gross Sq/Ft: 342,900

Property
1. Owner's Name (as per Deed): _____
OR
Company Name: 473 President LLC

Property
2. Address: 51 East 12th Street New York NY 10003
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Alice Ramos

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Laudenschlager Robert
LAST NAME FIRST NAME

2. Address: 1359 Broadway New York NY 10018
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 212-979-8400 4. Email Address: rlaudenschlager@slcearch.com

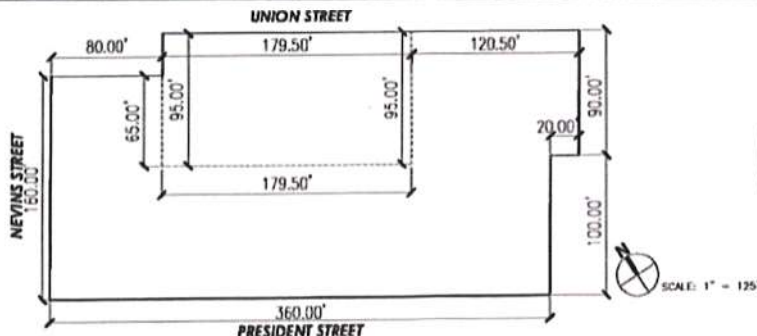
The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: _____

Date: 11 / 15 / 2022

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



(Architect or Engineer's seal)

Tentative Lot(s) Issued: _____ Date: ____/____/____ New Lot(s): _____ Lot(s) Affected: _____ Lot(s) Dropped: _____
Customer Service Representative: _____

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____ Date: ____/____/____
Tax Map Specialist: _____

Finger, Toni

From: Pablo Kohan <pablo@averyhallinvestments.com>
Sent: Saturday, December 24, 2022 1:02 PM
To: J Dean Amro; Thomas Brodsky; Eric Andersen; Steven Hirschberg; Jon Adamski
Cc: Brian Ezra; Avi Fisher; Jesse Wark; Steven Spektor
Subject: Fwd: Completed - Apportionment Application Brooklyn Block 440 Lots 1, 12, 21, 23, 24, 25, 26, 47, 48

TBO Team,

We're happy to share this good news just in time for the new year- the tax lot apportionment has been approved by DOF, please see below.

Happy Holidays!

Pablo Kohan
Senior Development Manager
Avery Hall

M 510-384-2199
51 East 12th St, 7th Flr.
New York, NY 10003
pablo@averyhallinvestments.com
www.averyhallinvestments.com

From: Alice Ramos <aramos@domaniconsultinginc.com>
Sent: Friday, December 23, 2022 5:03 PM
To: Pablo Kohan <pablo@averyhallinvestments.com>
Subject: Fwd: Completed - Apportionment Application Brooklyn Block 440 Lots 1, 12, 21, 23, 24, 25, 26, 47, 48

See email below the apportionment has been approved.

Get [Outlook for iOS](#)

From: Dorsogna, Loretta (DOF) <DorsognaL@finance.nyc.gov>
Sent: Friday, December 23, 2022 4:35:16 PM
To: Alice Ramos <aramos@domaniconsultinginc.com>; Chris Webster <CWebster@DomaniConsultingInc.com>
Subject: Completed - Apportionment Application Brooklyn Block 440 Lots 1, 12, 21, 23, 24, 25, 26, 47, 48

Good afternoon,

Apportionment application for Brooklyn Block 440 Lots 1, 12, 21, 23, 24, 25, 26, 47, and 48 – has been reviewed and approved.

Tax Map changes will be visible online from tomorrow.

Sincerely,
Loretta D'Orsogna



NYC Digital Tax Map

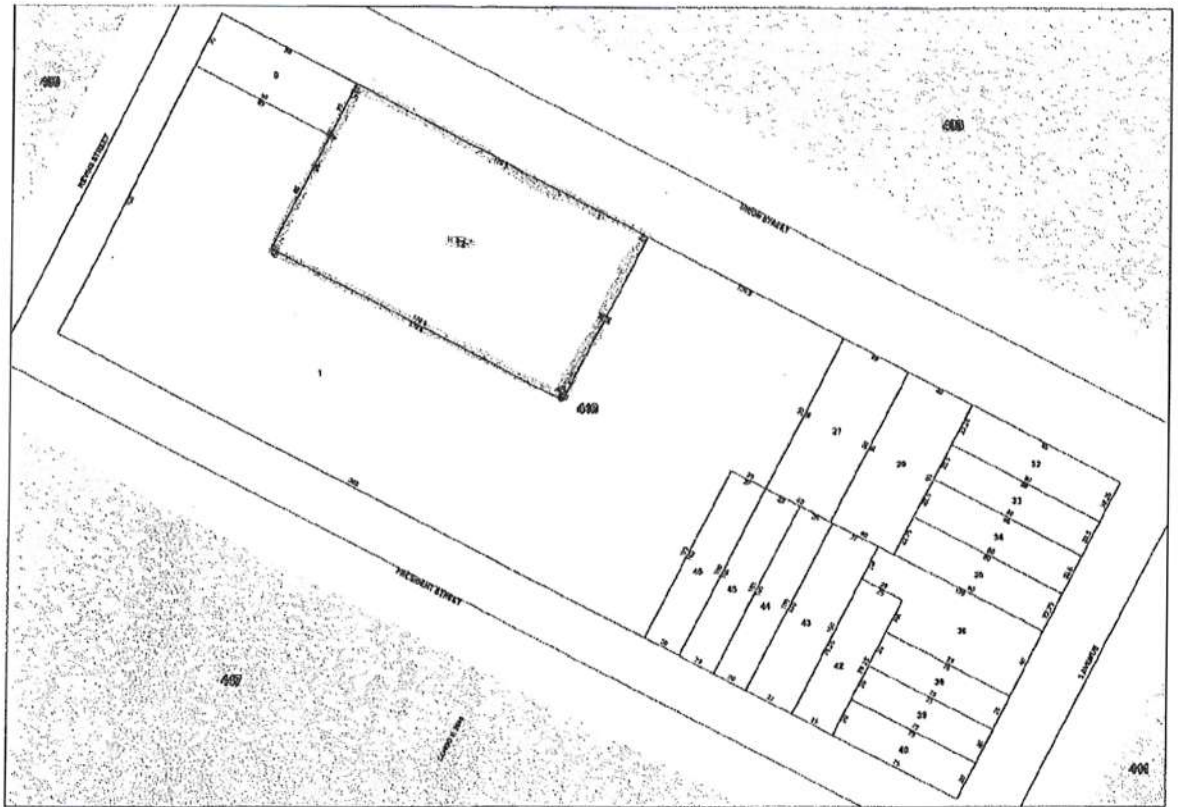
Effective Date : 12-03-2012 15:43:22
Prod Desc : Channel
Brooklyn Block: 440



Legend

- Street
- Maintenance Trail
- Preserve Blocks
- Boundary Lines
- Lot Area Placement (North)
- Regular
- Unimproved
- Not Labeled
- County Number
- Not Block Polygon

CITY OF NEW YORK
BROOKLYN
BLOCK NO. 440
AS IT APPEARS FROM THE 1896 CENSUS
12/30/2012



04788 03 2012 30



Property Information Portal

Property Details Find Another Property

Property Info Building Land Assessments
Exemptions Sales Mortgages Tax Map History
Neighborhood

Schedule Appointment
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Property Tax Account
Print
Request a Refund

**499 PRESIDENT STREET - BROOKLYN
11215**

Borough: Brooklyn Block: 440 Lot: 1

Property Information

Owner
CONSUMERS PRESIDENT OWNER LLC

Type
D7 - ELEVATOR APT; 5A1H; FIREPROOF WITH
STORES

Tax
class

Building Information

BISWEB

| Building Frontage | Total Units | Commercial Floor | Exterior Condition | Building Style |
|---------------------|----------------|-------------------|--------------------|----------------|
| 1 | 1 | 1 | Bluestone | 1 |
| Number of Buildings | Building Depth | Commercial Units | Construction Type | External Wall |
| 295,183 | 2023 | 310 | 6 | Free Standing |
| Living Area | Year Built | Residential Units | Stories | Priority |
| | | | | |

Land Information

| Land Frontage | Land Depth | Land Area | Zoning |
|---------------|------------|-----------|--------|
| 190 | 360 | 68,700 | R14AAA |

Assessment

Request
for
Review

Request
AVHS

Analytics

\$1,780,000
2024/25 Tentative Average Value

\$1,988,837
2024/25 Tentative Taxable Bldg Value

Assessed Value History

| FT | Building Class | Tax Class | Land Value | Improvement Value | Total Value | Change | Taxable Bldg Value | Change |
|------|----------------|-----------|-------------|-------------------|-------------|---------|--------------------|---------|
| 2024 | V1 | A | \$3,311,000 | \$0 | \$3,311,000 | 296.54% | \$889,519 | 644.24% |
| 2023 | V1 | A | \$878,000 | \$0 | \$878,000 | -27.09% | \$187,660 | -64.47% |
| 2022 | F4 | A | \$230,000 | \$970,000 | \$1,190,000 | -20.74% | \$317,000 | 1.61% |
| 2021 | F4 | A | \$130,000 | \$1,131,000 | \$1,131,000 | 28.61% | \$588,320 | 11.77% |
| 2020 | F4 | A | \$130,000 | \$960,000 | \$1,130,000 | 1.21% | \$498,640 | 11.79% |
| 2019 | F4 | A | \$130,000 | \$844,000 | \$1,074,000 | 3.47% | \$490,890 | 11.79% |
| 2018 | F4 | A | \$130,000 | \$806,000 | \$1,056,000 | 0.69% | \$365,386 | 11.35% |
| 2017 | F4 | A | \$130,000 | \$725,000 | \$855,000 | 0.65% | \$338,330 | 11.11% |

