



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 checked="" type="checkbox"/>	Amendment to modify the existing BCA (check one or more boxes below):
<input type="checkbox"/>	Add applicant(s)
<input checked="" type="checkbox"/>	Substitute applicant(s)
<input type="checkbox"/>	Remove applicant(s)
<input type="checkbox"/>	Change in name of applicant(s)
<input checked="" 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 checked="" type="radio"/> No <input type="radio"/>
	b. <input checked="" 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 checked="" type="radio"/> Submitted on: <u>11/27/24</u>
<input 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 checked="" type="checkbox"/>	Other (explain in detail below)
2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment: Upon the close of our construction financing, the ownership of the parcel has been transferred from the original applicants, BNZ1117, LLC; Case1117, LLC; and Dannan Realty, LLC, to the purchasing development entity, 1117 NEWCO, Corp. All of the original applicants shall be removed from the BCA and it is proposed that the only entity to be added to the BCA is 1117 NEWCO, Corp. As a matter of information, the owners of 1117 NEWCO, Corp. are made up of two of the original volunteer's members, Ryan Benz (BNZ1117, LLC) and Stephen Case (Case1117, LLC). The third original volunteer (Dannan Realty, LLC) has transferred all rights to the new development entity, 1117 NEWCO, Corp.	

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: The Lofts at 1117

BCP SITE CODE: C734160

NAME OF CURRENT APPLICANT(S): BNZ1117, LLC; Case1117, LLC; Dannan Realty, LLC

INDEX NUMBER OF AGREEMENT: C734160-04-23

DATE OF ORIGINAL AGREEMENT: 06/01/2023

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

NAME: 1117 NEWCO, Corp.

ADDRESS: 451 S Warren St, 2nd Fl

CITY/TOWN: Syracuse, NY

ZIP CODE: 13202

PHONE: 315-391-9654

EMAIL: Ryan.C.Benz@gmail.com

REQUESTOR CONTACT: Same as above

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

REQUESTOR'S CONSULTANT: C&S Engineering

CONTACT: Matt Walker

ADDRESS: 499 Col Eileen Collins Blvd

CITY/TOWN: Syracuse, NY

ZIP CODE: 13212

PHONE: 315-200-5872

EMAIL: mawalker@cscos.com

REQUESTOR'S ATTORNEY: Allen & Desnoyers

CONTACT: Greg Allen & Dale Desnoyers

ADDRESS: 120 Defreest Drive

CITY/TOWN: Troy, NY

ZIP CODE: 12180

PHONE: 518-426-2288

EMAIL: dale@allendesnoyers.com

	Y	N
1. Is the requestor authorized to conduct business in New York State?	<input checked="" 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 checked="" 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 checked="" 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?	<input checked="" type="radio"/>	<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants: The owners of 1117 NEWCO, Corp. are made up of two of the original volunteer's members, Ryan Benz (BNZ1117, LLC) and Stephen Case (Case1117, LLC). The third original volunteer (Dannan Realty, LLC) has transferred all rights to the new development entity.	N/A <input checked="" type="radio"/>	<input type="radio"/>

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: Existing Applicant New Applicant Non-Applicant

OWNER'S NAME: 1117 NEWCO, Corp.

CONTACT: Ryan Benz

ADDRESS: 451 S Warren St., 2nd Fl

CITY/TOWN: Syracuse, NY

ZIP CODE: 13202

PHONE: (315) 391-9654

EMAIL: ryan.c.benz@gmail.com

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?		<input type="radio"/>	<input checked="" 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 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 disposal of a hazardous waste or discharge of petroleum. 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. 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.	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		<input type="radio"/> N/A	<input checked="" type="radio"/> Y
14. Requestor's relationship to the property (check all that apply):			
<input checked="" type="checkbox"/> Prior Owner <input checked="" 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?		<input checked="" type="radio"/> N/A	<input type="radio"/> Y
		<input type="radio"/>	<input type="radio"/> N

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:

CITY/TOWN _____ ZIP CODE: _____

CURRENT PROPERTY INFORMATION	TOTAL ACREAGE OF CURRENT SITE:			
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

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

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
<input type="radio"/>	<input type="radio"/>

**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: The Lofts at 1117

BCP SITE CODE: C734160

NAME OF CURRENT APPLICANT(S): BNZ1117, LLC; Case1117, LLC; Danna Realty, LLC

INDEX NUMBER OF AGREEMENT: C734160-04-23

DATE OF ORIGINAL AGREEMENT: 06/01/2023

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 Director (title) of 1117 NEWCO, Corp. (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.

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

Date: 01/13/2025 Signature: _____Print Name: Ryan Benz

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 Member (title) of BNZ1117, 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. Ryan Benz's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 01/13/2025 Signature: 

Print Name: Ryan Benz

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: 06/01/2023

Signature by the Department:

DATED: 3/7/25

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:


 David Harrington, 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 Member (title) of Case1117, 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. Stephen Case's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 01/16/2025 Signature: 

Print Name: Stephen Case

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: 06/01/2023

Signature by the Department:

DATED: 3/7/25

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

David Harrington
David Harrington, 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: 1-16-25 Signature: [Signature]

Print Name: Richard J. Dannan

(Entity)

I hereby affirm that I am Member (title) of Dannan Realty, 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. Rick Dannan signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 01/16/2025 Signature: [Signature]

Print Name: Rick Dannan

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: 06/01/2023

Signature by the Department:

DATED: 3/7/25

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

David Harrington

David Harrington, Assistant Director
 Division of Environmental Remediation



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Navigate Search](#)

Entity Details

ENTITY NAME: 1117 NEWCO, CORP.
DOS ID: 7376186
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC BUSINESS CORPORATION
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: BUSINESS CORPORATION - 402 BUSINESS CORPORATION LAW - BUSINESS CORPORATION LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/18/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/18/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: ONONDAGA
NEXT STATEMENT DUE DATE: 07/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY: NO-ANSWER

ENTITY DISPLAY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: 1117 NEWCO, CORP.

Address: 451 S WARREN ST, 2ND FLOOR, SYRACUSE, NY, UNITED STATES, 13202

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Entity Type

Is The Entity A Farm Corporation: NO

Class Information

Share Title

Number of Shares

Authorized Shares

NO PAR VALUE

200

\$0.00000

2021-01-01 10:00:00 AM EST

Emily Essi Bersani, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
CSC

Return To :
CSC

Method Returned : ERECORDING

First PARTY 1

BNZ1117 LLC

First PARTY 2

BENZ, RYAN

Index Type : Land Records

Instr Number : 2024-00041528

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Syracuse, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 5189

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 12/23/2024

At (Recorded Time) : 10:22:23 AM



Emily Essi Bersani, County Clerk



WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 19 day of December, 2024

BETWEEN

BNZ1117, LLC, as to a 50% interest, with an address of 451 S. Warren Street, 2nd Floor, Syracuse, New York 13202

grantor,

AND

RYAN BENZ, with an address of 451 S. Warren Street, 2nd Floor, Syracuse, New York 13202

grantee,

WITNESSETH, that the grantor, in consideration of ONE AND 00/100 Dollars (\$1.00) paid by the grantee, hereby grants and releases unto the grantee, the heirs, successors or assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, as described on Schedule A attached hereto and made a part hereof.

TOGETHER WITH the appurtenances and all the estate and rights of the grantor in and to the premises and together with all right, title and interest of grantor, if any, in and to the highways and all gores and strips of land, easements, rights and rights of way appurtenant to or used in connection with the premises.

SUBJECT TO easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the premises granted to the grantee, the heirs, successors or assigns of the grantee forever.

AND the grantor covenants as follows:

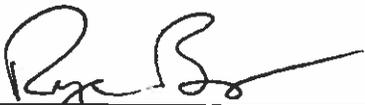
- FIRST, the grantee shall quietly enjoy the said premises;**
 - SECOND, that the grantor will forever Warrant the title to the premises.**
- This deed is subject to the trust provisions of Section 13 of the Lien Law.**

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

2
BENZ
RYS

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

BNZ1117, LLC

By: 
Name: Ryan Benz
Title: MEMBER

**STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:**

On the 19th day of December in the year 2024 before me, the undersigned, personally appeared **RYAN BENZ**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

**RECORD AND RETURN TO:
Bond Schoeneck & King PLLC
Attn: Kevin M. Pole, Esq.
One Lincoln Center
Syracuse, New York 13202**

KEVIN M. POLE
Notary Public, State of New York
Qualified in Onondaga Co. No. 02P06076749
My Commission Expires July 1, 2026

SCHEDULE 'A'

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, Onondaga County, New York, and being part of Farm Lot 261 of the late Onondaga Salt Springs Reservation now in the City of Syracuse, New York, and more particularly described as follows: Beginning at a point in the southerly line of West Fayette Street, said point being N. 75° 35' 20" W. 138.05 feet from the intersection of said line with the westerly line of South Geddes Street, and it also being at the westerly face of the wall of a five-story brick building now standing at the southwesterly corner of South Geddes and West Fayette Streets; thence S. 2° 08' 30" E. along the westerly face of said wall and the prolongation thereof 137.20 feet to a point in the northerly line of lands conveyed to Charles E. Lipe by The Straight Line Engine Company, recorded in Onondaga County Clerk's Office in Book 277 of Deeds at Page 385; thence S. 83° 15' 30" W. along said Lipe's northerly line 38.29 feet to a point where said line is intersected by the southerly line of a perpetual easement granted to United States of America by decree dated March 13, 1944; thence S. 86° 43' W. along the southerly line of said easement 77.46 feet to the southeasterly corner of lands conveyed to United States of America by decree dated April 7, 1943 and recorded in Onondaga County Clerk's Office on April 8, 1943 in Book QQ of Lis Pendens at Page 239; thence N. 0° 31' W. along the easterly line of lands of United States of America 174.79 feet to the southerly line of West Fayette Street; thence S. 75° 35' 20" E. along said southerly street line 115.44 feet to the place of beginning.

Together with the easements set forth in Deed from The Alling and Cory Company to Estelle B. Spinney dated March 8, 1946 and recorded in the Onondaga County Clerk's Office on March 13, 1946 in Book 1193 of Deeds at Page 520.

Emily Essi Bersani, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
CSC

Return To :
CSC

Method Returned : ERECORDING

First PARTY 1

BENZ, RYAN

First PARTY 2

1117 NEWCO CORP

Index Type : Land Records

Instr Number : 2024-00041530

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Syracuse, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # :	5191
Deed Amount :	\$0.00
RETT Amount :	\$0.00
Total Fees :	\$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 12/23/2024

At (Recorded Time) : 10 26 44 AM

Emily Essi Bersani, County Clerk



WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 20 day of December, 2024

BETWEEN

RYAN BENZ, as to a 50% interest, with an address of 451 S. Warren Street, 2nd Floor, Syracuse, New York 13202

grantor,

AND

1117 NEWCO, CORP., with an address of 451 S. Warren Street, 2nd Floor, Syracuse, New York 13202

grantee,

WITNESSETH, that the grantor, in consideration of ONE AND 00/100 Dollars (\$1.00) paid by the grantee, hereby grants and releases unto the grantee, the heirs, successors or assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, as described on Schedule A attached hereto and made a part hereof.

TOGETHER WITH the appurtenances and all the estate and rights of the grantor in and to the premises and together with all right, title and interest of grantor, if any, in and to the highways and all gores and strips of land, easements, rights and rights of way appurtenant to or used in connection with the premises.

SUBJECT TO easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the premises granted to the grantee, the heirs, successors or assigns of the grantee forever.

AND the grantor covenants as follows:

- FIRST, the grantee shall quietly enjoy the said premises;
 - SECOND, that the grantor will forever Warrant the title to the premises.
- This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

9314392

STC

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.



Ryan Benz

STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:

On the 19th day of December in the year 2024 before me, the undersigned, personally appeared **RYAN BENZ**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

RECORD AND RETURN TO:
Bond Schoeneck & King PLLC
Attn: Kevin M. Pole, Esq.
One Lincoln Center
Syracuse, New York 13202

KEVIN M. POLE
Notary Public, State of New York
Qualified in Onondaga Co. No. 02P06076749
My Commission Expires July 1, 2026

SCHEDULE 'A'

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, Onondaga County, New York, and being part of Farm Lot 261 of the late Onondaga Salt Springs Reservation now in the City of Syracuse, New York, and more particularly described as follows: Beginning at a point in the southerly line of West Fayette Street, said point being N. 75° 35' 20" W. 138.05 feet from the intersection of said line with the westerly line of South Geddes Street, and it also being at the westerly face of the wall of a five-story brick building now standing at the southwesterly corner of South Geddes and West Fayette Streets; thence S. 2° 08' 30" E. along the westerly face of said wall and the prolongation thereof 137.20 feet to a point in the northerly line of lands conveyed to Charles E. Lipe by The Straight Line Engine Company, recorded in Onondaga County Clerk's Office in Book 277 of Deeds at Page 385; thence S. 83° 15' 30" W. along said Lipe's northerly line 38.29 feet to a point where said line is intersected by the southerly line of a perpetual easement granted to United States of America by decree dated March 13, 1944; thence S. 86° 43' W. along the southerly line of said easement 77.46 feet to the southeasterly corner of lands conveyed to United States of America by decree dated April 7, 1943 and recorded in Onondaga County Clerk's Office on April 8, 1943 in Book QQ of Lis Pendens at Page 239; thence N. 0° 31' W. along the easterly line of lands of United States of America 174.79 feet to the southerly line of West Fayette Street; thence S. 75° 35' 20" E. along said southerly street line 115.44 feet to the place of beginning.

Together with the easements set forth in Deed from The Alling and Cory Company to Estelle B. Spinney dated March 8, 1946 and recorded in the Onondaga County Clerk's Office on March 13, 1946 in Book 1193 of Deeds at Page 520.

Emily Essi Bersani, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
CSC

Return To :
CSC

Method Returned : ERECORDING

First PARTY 1

CASE, STEPHEN F

First PARTY 2

1117 NEWCO CORP

Index Type : Land Records

Instr Number : 2024-00041531

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$320.50

Recording Pages : 5

The Property affected by this instrument is situated in Syracuse, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 5192

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$320.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 12/23/2024

At (Recorded Time) : 10:27:40 AM

Emily Essi Bersani, County Clerk



WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 20 day of December, 2024

BETWEEN

STEPHEN F. CASE, as to a 50% interest, with an address of 115 E. Jefferson Street, Syracuse, New York 13202

grantor,

AND

1117 NEWCO, CORP, 451 S. Warren Street, 2nd Floor, Syracuse, New York 13202

grantee,

WITNESSETH, that the grantor, in consideration of ONE AND 00/100 Dollars (\$1.00) paid by the grantee, hereby grants and releases unto the grantee, the heirs, successors or assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, as described on Schedule A attached hereto and made a part hereof.

TOGETHER WITH the appurtenances and all the estate and rights of the grantor in and to the premises and together with all right, title and interest of grantor, if any, in and to the highways and all gores and strips of land, easements, rights and rights of way appurtenant to or used in connection with the premises.

SUBJECT TO easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the premises granted to the grantee, the heirs, successors or assigns of the grantee forever.

AND the grantor covenants as follows:

- FIRST, the grantee shall quietly enjoy the said premises;
 - SECOND, that the grantor will forever Warrant the title to the premises.
- This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

STC 81316 392

[Signature Page to Follow]

SCHEDULE 'A'

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, Onondaga County, New York, and being part of Farm Lot 261 of the late Onondaga Salt Springs Reservation now in the City of Syracuse, New York, and more particularly described as follows: Beginning at a point in the southerly line of West Fayette Street, said point being N. 75° 35' 20" W. 138.05 feet from the intersection of said line with the westerly line of South Geddes Street, and it also being at the westerly face of the wall of a five-story brick building now standing at the southwesterly corner of South Geddes and West Fayette Streets; thence S. 2° 08' 30" E. along the westerly face of said wall and the prolongation thereof 137.20 feet to a point in the northerly line of lands conveyed to Charles E. Lipe by The Straight Line Engine Company, recorded in Onondaga County Clerk's Office in Book 277 of Deeds at Page 385; thence S. 83° 15' 30" W. along said Lipe's northerly line 38.29 feet to a point where said line is intersected by the southerly line of a perpetual easement granted to United States of America by decree dated March 13, 1944; thence S. 86° 43' W. along the southerly line of said easement 77.46 feet to the southeasterly corner of lands conveyed to United States of America by decree dated April 7, 1943 and recorded in Onondaga County Clerk's Office on April 8, 1943 in Book QQ of Lis Pendens at Page 239; thence N. 0° 31' W. along the easterly line of lands of United States of America 174.79 feet to the southerly line of West Fayette Street; thence S. 75° 35' 20" E. along said southerly street line 115.44 feet to the place of beginning.

Together with the easements set forth in Deed from The Alling and Cory Company to Estelle B. Spinney dated March 8, 1946 and recorded in the Onondaga County Clerk's Office on March 13, 1946 in Book 1193 of Deeds at Page 520.

1117 NEWCO, Corp.
Attn: Ryan Benz
451 S Warren St, 2nd Fl
Syracuse, NY 13202
Ryan.C.Benz@gmail.com

NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Boadway, 11th Floor
Albany, NY 12233-7020

January 13, 2025

RE: BCP Application Amendment – C734160 – Lofts at 1117

To whom it may concern,

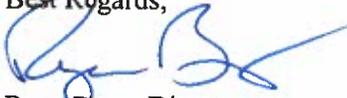
In response to question 13 of section IV concerning the reason why 1117 NEWCO, Corp., as requestor, should be considered a volunteer, we offer the following:

At the time of the original application, the ownership group consisted of three entities (BNZ1117, LLC (with 42.5% equity); Case1117, LLC (with 42.5% equity); and Dannan Realty, LLC (with 15% equity)) working together as a “Tenancy In Common” (“TIC”) – and all as the original volunteers. Through the development process, the owner of Dannan Realty, LLC realized they could no longer be part of the development project and that upon the construction financing close, would exit the transaction. It was due to this partner’s original rolling over of a 1031 exchange into the partnership that triggered the requirement of the “TIC”.

Therefore, upon the construction closing, it was possible to transfer the ownership away from the TIC and to the new development entity, 1117 NEWCO, Corp. The shareholders of the new entity, with equal shares of 50%, include Ryan Benz (formerly of BNZ1117, LLC) and Stephen Case (formerly of Case1117, LLC). These were two of the original volunteers which previously owned 85% of the project and now own 100% of the project. The new development entity, as Requestor, is not liable for contamination at the site and has taken reasonable steps to limit exposure to existing contamination and stop or prevent any ongoing or potential releases.

This will be the second project these two partners have remediated in compliance with the BCP, as volunteers.

Best Regards,



Ryan Benz, Director
1117 NEWCO, Corp.

**WRITTEN CONSENT
OF THE
BOARD OF DIRECTORS
OF
1117 NEWCO, CORP.
IN LIEU OF ORGANIZATIONAL MEETING**

Effective as of: July 18, 2024

The undersigned, being the members of the Board of Directors (the “**Board**”) of **1117 NewCo, Corp.**, a New York corporation (the “**Corporation**”), acting by written consent in lieu of an organizational meeting pursuant to Section 708(b) of the Business Corporation Law of the State of New York, do hereby consent to the adoption of the following resolutions, to have the same force and effect as if unanimously adopted at a meeting duly held:

RESOLVED, that all of the actions of the incorporator of the Corporation, taken on behalf of the Corporation be, and they hereby are, ratified, authorized, approved, confirmed, and adopted as actions of the Corporation;

RESOLVED, that the officers of the Corporation be, and each hereby is, authorized and directed, for and on behalf of the Corporation, to pay all charges and expenses incident to or arising out of the incorporation of the Corporation and to reimburse the persons who have made any disbursements therefor;

RESOLVED, that the bylaws for the regulation of the Corporation, attached hereto as Exhibit A (the “**Bylaws**”) and incorporated herein by reference, are hereby ratified, authorized, approved, confirmed, and adopted as the Bylaws of this Corporation;

RESOLVED, that the Board shall consist of at least two members;

RESOLVED, that the following person be, and he hereby is, elected to serve in the offices of the Corporation set forth opposite his name, to hold such offices until his successor or successors are duly elected and qualified or until his earlier resignation or removal:

Ryan Benz	President/Treasurer
Stephfen Case	Vice President/Secretary

RESOLVED, that the officers of the Corporation be, and each hereby is, authorized, empowered and directed to open and maintain one or more bank accounts for the Corporation, at such banks as such officer may determine, and that in connection therewith such officer may execute and deliver on behalf of the Corporation such forms of banking resolutions as such banks may request in connection with its designation as depository, which banking resolutions are hereby adopted as resolutions of the Board;

RESOLVED, that the officers of the Corporation be, and each hereby is, authorized, empowered and directed to execute, deliver, and file all agreements, certificates, instruments and documents and to do all other acts and things necessary or advisable, to open bank accounts on behalf of the Corporation in accordance with the foregoing resolution;

RESOLVED, that the officers of the Corporation be, and each hereby is, authorized, empowered and directed to take all such further action and to execute, deliver and file all such further agreements, certificates, instruments and documents, in the name and on behalf of the Corporation, and if requested or required, under its corporate seal duly attested by the Secretary; to pay or cause to be paid all expenses; and to take all such other actions as any such officer shall deem necessary or advisable to carry out the full intent and purposes of the foregoing resolutions;

RESOLVED, that all of the acts performed, and the agreements, instruments, documents, and certificates executed, delivered or performed, in the name and on behalf of the Corporation, in connection with any of the foregoing resolutions or the actions described therein, whether heretofore or hereafter done or performed, shall be, and the same hereby are, ratified, authorized, adopted, confirmed and approved in all respects.

[Signatures on following page]

IN WITNESS WHEREOF, the undersigned has duly executed this Written Consent as of the date first written above.

BOARD OF DIRECTORS:

Ryan Benz

Name: Ryan Benz
Title: Director

Name: Stephen Case
Title: Director

IN WITNESS WHEREOF, the undersigned has duly executed this Written Consent as of the date first written above.

BOARD OF DIRECTORS:

Name: Ryan Benz
Title: Director

Stephen Case

Name: Stephen Case
Title: Director