

NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX EXEMPTION FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTY

(Real Property Tax Law, Section 485-b)

(Instructions for completing this form are contained in Form RP-485-b-Ins)

1.		ame and telephone no. of owner(s) leven Maple Avenue Associates, LLC_	2.	Mailing address of owner(s) 5 Shore Lane		
	1			Bay Shore, New York 11706		
	Da	ay No.				
	Ev	vening				
	E-1	mail address (optional)				
3.	Lo	ocation of property (see instructions)	ion of property (see instructions)			
	11	Maple Avenue				
		Street address		Village (if any)		
	Ba	ay Shore, New York		Bay Shore		
		City/Town		School district		
		Property identification (see tax bill or assessment roll)				
Tax map number or section/block/lot 0500-393.00-04.00-026.010						
4.	De	Description of property for which exemption is sought:				
	a.	a. New construction Alteration Installation Improvement				
	b.	. General description of property (if necessary, attach plans or specifications): 90 Residential Rental units with 1800 Square feet of retail space				
	c.	Type of construction: Podium and stick frame construction above				
	d.	Square footage: 132,329				
	e.	Total cost: 23,510,000.00				
	f.	Date construction, alteration, installation or improvement was started: May/June 2018				
	g.	Date completed (attach copy of certificate of occupancy or other documentation of completion):				
	h.	Describe any real property replaced or removed in connection with the new construction, alteration, installation or improvement: Former blighted structure which was a single room Occupancy. The building was wrought with asbestos and a Multitude of building code violations.				

5.	US	Use of Property.					
	a. Describe the primary use of the property and the type of business to be conducted. 90 Residential rental units with 1800 square feet of retail.						
	b. Describe any other use or uses of the property.						
	c. Is any part of the real property used for a purpose other than buying, selling, storing or developing goods or services; the manufacture or assembly of goods or the processing of raw materials; or hotel or motel purposes? ✓ Yes ✓ No						
6.	d. If yes, describe in detail the other use or uses of the property and state the extent to which the property is so used (e.g., 30% of floor space, 25% of income, etc.). 1.36 % of the building is Retail and the remaining will be residential apartments, along with other amenities Other exemptions.						
	 a. Is the property receiving or has it ever received any other exemption from real property taxation? Yes No 						
	b. If yes, what exemption was received? N/a When? N/a						
		Were payments in lieu of taxes made during the term of that exemption? Yes No					
	If yes, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.						
			CERTIFICATION —				
I, <u>Lawrence C. Gargano</u> , hereby certify that the information on this application and any accompany pages constitutes a true statement of facts.							
December 1, 201				17			
-		Signature	Date	Date			
	- 4	FO	R ASSESSOR'S USE				
4. 5.	Ass	te application filed: Approved sessed valuation of parcel in first year rease in total assessed valuation in first year:	r of exemption: \$				
0.	All	fount of exemption in first year.	Percent	Amount			
		County					
		City/Town Village	•				
		School District	\$ \$				
		Assessor's signature		Date			