

Troy Industrial Development Authority (TIDA)

Application for Tax Exempt Bond Financing and/or Straight-Lease Transaction

I. APPLICANT INFORMATION

Company Name: LLH FERRY LLC.

Address: 99 FERRY ST, TROY NY 12180

Phone No.: (917) 232-7794

Fax No.: _____

Federal Tax ID: 87-4558439

Contact Person: ERIC LI

E-Mail: ERIC.YELI@GMAIL.COM

Date: 2/16/2023

a. Form of Entity:

Corporation

Partnership (General ___ or Limited ___; Number of General Partners ___ and, if applicable, Number of Limited Partners ___ List Partners in section below.

Limited Liability Company, Number of Members ___

Sole Proprietorship

Please also indicate whether the Company will utilize any affiliates and/or real estate holding companies to undertake the proposed project. If so, please provide names and details for all such entities.

No _____

b. Principal Owners/Officers/Directors: (List owners with 5% or more in equity holdings with percentage of ownership)

Name	Address	Percentage Ownership/Office
YE LI	555 ST DAVID'S LN, NISKAYUNA NY 12309	33.33%
HUAI XING HUANG	290 NEW SCOTLAND AVE, ALBANY NY 12208	33.33%
XIAO TONG LIN	6 LEACH AVE, 1ST FL, ALBANY NY 12205	33.33%

(Use attachments if necessary)

c. If a corporation, partnership, limited liability company:

What is the date of establishment? 1/21/2022 Place of organization NY

If a foreign organization, is the Applicant authorized to do business in the State of New York? N/A

(Attach organizational chart or other description if applicant is a subsidiary or otherwise affiliated with another entity)

d. Attach certified financial statements for the company's last three complete fiscal years. If the company is publicly held, attach the latest Form 10K as well.

II. APPLICANT'S COUNSEL

Name/Firm: N/A
Address: N/A

Phone No.: N/A
Fax No.: N/A
E-Mail: N/A

III. PROJECT INFORMATION:

a. Please provide a brief narrative description of the Project (attach additional sheets or documentation as necessary).

This project involves complete rehabilitation of the building, located at 99 Ferry St, Troy NY 12180. The scope of this work includes, repair of exterior wall, facade, and restore building's structural integrity. The interior works include, removal of all partition walls, plumbing, electrical wires, etc. Reconfigure the interior with proposed layout. Installation of new plumbing system, electrical system, HVAC, stairs, solar panel installation, etc. Detail of works is attached with this application. At the completion of this project, it will have 8 market rate apartments units available for Downtown Troy, as well as two commercial spaces for retail businesses that will bring jobs and foot traffic to the area.

b. Location of Project (all information mandatory – attach current tax bills with proof of current payment)

Project Address: 99 Ferry St
City: Troy
Name of School District: Troy City School District
Tax Map No.: 381700 101.61-7-16

Describe Existing Improvements, if any:

NO

c. Are Utilities on Site? Water: Electric: Gas: Sanitary/Storm Sewer: Telecom:

d. Identify Present legal owner and all tenants of the site if other than Applicant and by what means will the site be acquired for this Project (please include details regarding purchase and sale agreement, if applicable, including all contingencies):

The building is currently vacant with no tenants.

e. Zoning of Project Site:

Current: B4 Central Commercial Proposed: B4 Central Commercial

f. Are any zoning approvals needed? Identify: No

g. Local Permitting and Approvals – Does the project require local planning or permitting approvals? If so, please explain. Yes Will a site plan application to be filed? Yes If so, please include copy if prepared.

h. Has another entity been designated lead agent under the State Environmental Quality Review Act ("SEQRA")? No; If yes, please explain:

N/A

i. Will the Project result in the removal of a plant or facility of the Applicant or a proposed Project occupant from one area of the State of New York to another area of the State of New York? No; If yes, please explain:

N/A

j. Will the Project result in the abandonment of one or more plants or facilities of the Applicant or a proposed Project occupant located in the State of New York? No; If yes, explain:

N/A

k. If the answer to either question i. or j. is yes, **you are required to** indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes _____; No _____. If yes, please provide detail:

N/A

2. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes _____; No _____. If yes, please provide detail:

N/A

NOTES: If you answer “yes” to questions i. or j., above, and fail to provide a detailed response within question k.(1) or k.(2), above, then the Authority will be barred from providing any financial assistance.

THE AUTHORITY IS REQUIRED TO NOTIFY THE CHIEF EXECUTIVE OFFICER OF THE MUNICIPALITY FROM WHICH YOUR FACILITY IS BEING RELOCATED OR ABANDONED. THIS NOTIFICATION WILL BE SENT PRIOR TO THE AUTHORITY’S CONDUCT OF REQUIRED PUBLIC HEARINGS(S).

CERTIFICATION: Based upon the answers provided within i. j., k(1), and k(2), above, the Company hereby certifies to the Authority that the undertaking of the proposed project and provision of financial assistance to the Company by the Authority will not violate GML Section 862(1).

l. Does the Project include facilities or property that are primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? Yes; If yes, please explain:

The two commercial spaces will be leased to retail businesses.

m. If the answer to l. is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or any services to customers who personally visit the Project? 28.58%

n. If more than 33.33%, indicate whether any of the following apply to the Project:

1. Will the Project be operated by a not-for-profit corporation? Yes ____; No _____. If yes, please explain:

N/A

2. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ____; No _____. If yes, please explain:

N/A

3. Would the Project occupant, but for the contemplated financial assistance from the Authority, locate the Project and related jobs outside of New York State? Yes ____; No _____. If yes, please explain:

N/A

4. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the City within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ____; No _____. If yes, please explain:

N/A

5. Will the Project be located in one of the following: (i) an area designed as an Empire Zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block number area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ____; No _____. If yes, please explain:

N/A

o. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ; No _____. If yes, please complete the following for EACH existing or proposed tenant or subtenant:

Sub lessee name: KUMA ANI WOLF INC.

Present Address: 109 WOLF RD

City: ALBANY State: NY Zip: 12205

Employer's ID No.: 82-4641312

Sub lessee is a: Corporation (Corporation, LLC, Partnership, Sole Proprietorship)

Relationship to Company: Affiliate

Percentage of Project to be leased or subleased: 14.29%

Use of Project intended by Sub lessee: Storage of food related products

Date and Term of lease or sublease to Sub lessee: 9/1/2023

Will any portion of the space leased by this sub lessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No x. If yes, please provide on a separate attachment (a) details and (b) the answers to questions I. 1-5 with respect to such sub lessee.

p. Project Costs (Estimates):

Category	Amount
Land-acquisition	\$180,000
Buildings-Construction/Renovation (No FF&E)	\$1,088,173
Utilities, roads and appurtenant costs	\$183,207
Machinery and Equipment (All FF&E)	\$22,265
Soft Costs (Architect, Legal and Engineering)	\$101,150
Costs of Bond issue	
Construction Loan Fees and interest	\$38,000
Other (specify)	
Total Project Costs	\$1,612,795

Please include supplemental sheets as necessary with all project cost details, including the following:

Mandatory: In addition to the above estimated of capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources (all public grants, loans and tax credits to be applied for), and an estimate of both the amount to be invested by the applicant and the amount to be borrowed to finance the project.

Please see attached sheets.

n. If more than 33.33%, indicate whether any of the following apply to the Project:

1. Will the Project be operated by a not-for-profit corporation? Yes ____; No _____. If yes, please explain:

N/A

2. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ____; No _____. If yes, please explain:

N/A

3. Would the Project occupant, but for the contemplated financial assistance from the Authority, locate the Project and related jobs outside of New York State? Yes ____; No _____. If yes, please explain:

N/A

4. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the City within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ____; No _____. If yes, please explain:

N/A

5. Will the Project be located in one of the following: (i) an area designed as an Empire Zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block number area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ____; No _____. If yes, please explain:

N/A

o. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes x; No _____. If yes, please complete the following for EACH existing or proposed tenant or subtenant:

Sub lessee name: Kuma Ani Troy Inc.

Present Address: 1521 6th Ave Suite 106

City: Troy State: NY Zip: 12180

Employer's ID No.: 86-2503521

Sub lessee is a: Corporation (Corporation, LLC, Partnership, Sole Proprietorship)

Relationship to Company: Affiliate

Percentage of Project to be leased or subleased: 14.29%

Use of Project intended by Sub lessee: Preparation and storage of food service related products.

Date and Term of lease or sublease to Sub lessee: 9/1/2023

Will any portion of the space leased by this sub lessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No X. If yes, please provide on a separate attachment (a) details and (b) the answers to questions I. 1-5 with respect to such sub lessee.

p. Project Costs (Estimates):

Category	Amount
Land-acquisition	
Buildings-Construction/Renovation (No FF&E)	
Utilities, roads and appurtenant costs	
Machinery and Equipment (All FF&E)	
Soft Costs (Architect, Legal and Engineering)	
Costs of Bond issue	
Construction Loan Fees and interest	
Other (specify)	
Total Project Costs	See previous page for detail

Please include supplemental sheets as necessary with all project cost details, including the following:

Mandatory: In addition to the above estimated of capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources (all public grants, loans and tax credits to be applied for), and an estimate of both the amount to be invested by the applicant and the amount to be borrowed to finance the project.

See attached sheet

q. Job Creation:

Construction jobs created by the Project: 7 Anticipated Dates of Construction: 4/1/2023 - 3/15/2024

Permanent jobs created by the Project

Column A: Insert the job titles that exist within the company at the time of application, as well as any job titles that will be established as a result of the Project.

Column B: Indicate the entry level wage for each listed job title either in terms of hourly pay or annual salary.

Column C: For each listed job title insert the number of positions that exist at the time of application.

Column D: Insert the number of jobs to be created during year one of the Project for each listed job title.

Column E: Insert the number of jobs to be created during year two of the Project for each listed job title.

Column F: Insert the number of jobs to be created during year three of the Project for each listed job title.

Column G: Indicate the total number of jobs to be created for each listed title as a result of the Project. (Column D + Column E + Column F = Column G)

(A) Job Title	(B) Annual or Hourly Wages	(C) Current Number of Positions	(D) Jobs Created: Year One	(E) Jobs Created: Year Two	(F) Jobs Created: Year Three	(G) Total Jobs Created
Project Manager	\$35	1	1	0	0	1
Carpenter	\$32	2	2	0	0	2
Laboror	\$22	2	2	0	0	2
Plumber	\$38	0	1	0	0	1
Electrician	\$38	0	1	0	0	1
Maintenance/Property Manager	\$20	0	1	1	1	1
TOTALS:		5	8			8

In addition to the job figures provided above, please indicate the following:

- 1) The projected number of full time equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

At the completion of this project, there will be one full-time maintenance/property manager for this property.

- 2) The projected timeframe for the creation of new jobs.

From April 2023 to March 2024, there will be seven construction jobs created for this project. After the completion of this project, there will be one full-time maintenance/property manager for this property.

- 3) The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

Estimated salary for the maintenance/property manager is estimated to be \$42,000/year.

- 4) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the economic development law, in which the project is located that would fill such jobs. The labor market area defined by the Authority (Capital Economic Development Region)

Our estimation is 8 to 10 residents.

TIDA Financial Assistance Requested and Company Estimates

A. Estimated Project Costs eligible for Industrial Development Authority Financial Assistance

1. Sales and Use Tax (____) Check if Requested

A. Amount of Project Cost Subject to Sales and Use Tax: \$

Sales and Use Tax Rate: 8.00 %

B. Estimated Sales Tax (A X .08): \$

2. Mortgage Recording Tax Exemption (____) Check if Requested

A. Projected Amount of Mortgage: \$

Mortgage Recording Tax Rate: 1.25 %

B. Estimated Mortgage Recording Tax (A X .0125): \$

3. Real Property Tax Exemption (____) Check if Requested

A. Projected Increase in Assessed Value on Project: \$

B. Total Applicable Tax Rates Per \$1000: \$

C. Estimated Annual Taxes without PILOT (A X B)/1,000: \$

4. Interest Exemption (Bond transactions only) (____) Check if Requested

a. Total Estimated Interest Expense Assuming Taxable Interest: \$

b. Total Estimated Interest Expense Assuming Tax-exempt Interest Rate: \$

B. Estimated Benefits of Industrial Development Authority Financial Assistance

1. Current Company employment in Capital Economic Development Region

2. Current Company payroll in Capital Economic Development Region \$

3. Project Jobs to be Created over 3 years

Is the company delinquent in the payment of any state or municipal property taxes? Yes No

Is the company delinquent in the payment of any income tax obligation? Yes No

Is the company delinquent in the payment of any loans? Yes No

Is the company currently in default on any of its loans? Yes No

Are there currently any unsatisfied judgments against the company? Yes No

Are there currently any unsatisfied judgments against any of the company's principals? Yes No

Has the company ever filed for bankruptcy? Yes No

Have any of the company's principals ever personally filed for bankruptcy, or in any way sought protection from creditors? Yes No

Are there any current or pending real estate tax assessment challenges associated with the proposed project realty and/or improvements? Yes No

Is the proposed project realty currently subject to any exemption from real estate taxes? Yes No

Are there any current or pending criminal investigations or indictments of the Company or any of its principals or equity holders (including any and all holders of equity or ownership of Company parent organizations)? Yes No

If the answer to any of the questions above is "Yes," please provide additional comments in the space below and on additional pages if necessary.

r. For Industrial Revenue Bonds ONLY, including this project, list capital expenditures of the company at Project location:

Category	Last Three Years	Next Three Years
Land		
Building		
Equipment		
Soft Costs		
Other		
Total		

s. State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Authority, or, if the project could be undertaken without financial assistance provided by the Authority, a statement indicating why the project should be undertaken by the Authority

t. List any other positive impacts that the Project may have on the City of Troy:

V. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Authority as follows:

- A. **Job Listings:** In accordance with Section 1967-a(2) of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. **First Consideration for Employment:** In accordance with Section 1967-a(2) of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. **Annual Sales Tax Filings:** In accordance with Section 1964-a(9) of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Authority, in accordance with Section 1964-a(9) of the Public Authorities Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.
- D. **Annual Employment Reports:** The applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, the applicant agrees to file, or cause to be filed, with the Authority, on an annual basis, reports regarding the number of people employed at the project site.
- E. **Absence of Conflicts of Interest:** The applicant has received from the Authority a list of the members, officers, employees and Counsel of the Authority. No member, officer, employee, or Counsel of the Authority has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER
CERTIFICATION PURSUANT TO NEW YORK STATE
FREEDOM OF INFORMATION LAW ("FOIL")

Applicant hereby releases the TROY INDUSTRIAL DEVELOPMENT AUTHORITY and the members, officers, servants, agents and employees thereof (the "Authority") from, agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Authority with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Authority or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Authority, its agents or assigns, all costs incurred by the Authority in the processing of the Application, including attorneys' fees, if any.

Through submission of this Application for Financial Assistance (this "Application"), the Company acknowledges that the Authority, as a public benefit corporation, is subject to the New York State Freedom of Information Law ("FOIL") and Open Meetings Law ("OML"), as codified pursuant to the Public Officers Law ("POL") of the State of New York (the "State"). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Article 18-A of the General Municipal Law ("GML") and the Public Authorities Accountability Act of 2005, as codified within the Public Authorities Law ("PAL") of the State. Specifically, this Application may be disclosed by the Authority to any member of the public pursuant to a properly submitted request under FOIL and the Authority is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.

Notwithstanding the foregoing, the Company, pursuant to this Certification, may formally request that the Authority consider certain information contained within this Application and other applicable supporting materials proprietary information and "trade secrets", as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Authority redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:

(* - Please indicate specific sections within Application that the Company seeks to qualify as "trade secrets". Additional correspondence or supporting information may be attached hereto. Please also note that notwithstanding the Company's request, the Authority shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Authority is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Authority agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney's fees, associated with any such formal undertaking by the Authority to protect the trade secrets from disclosure shall be reimbursed by the Company to the Authority.

The undersigned officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Authority and legal counsel for the Authority, whether or not the Application, the proposed project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Authority with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

By executing and submitting this Application, the applicant covenants and agrees to pay the following fees to the Authority, the same to be paid at the times indicated:

- (a) The sum of \$5,000, plus the sum of \$500 as a non-refundable processing fee, to be paid upon submission of the Application;
- (b) An Administrative Fee amounts to be determined using the schedule on Page 2 hereof for all other projects for which the Authority provides financial assistance, to be paid at transaction closing;
- (c) An amount to be determined by Authority Staff payable to the Authority's bond/transaction counsel for the preparation and review of the inducement resolution, the environmental compliance resolution, TEFRA hearing proceedings and the tax questionnaire assuming no further activity occurs after the completion of the inducement proceedings, to be paid within ten (10) business days of the receipt of bond/transaction counsel's invoice;
- (d) All fees, costs and expenses incurred by the Authority for (1) legal services, including but not limited to those provided by the Authority's general counsel or bond/transaction counsel, and (2) other consultants retained by the Authority in connection with the proposed project; with all such charges to

be paid by the applicant at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Authority's invoices therefore please note that the applicant is entitled to receive a written estimate of fees and costs of the Authority's bond/transaction counsel;

(e) The cost incurred by the Authority and paid by the applicant, including bond/transaction counsel and the Authority's general counsel's fees and the processing fees, may be considered as a costs of the project and included in the financing of costs of the proposed project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

The applicant further covenants and agrees that the applicant is liable for payment to the Authority of all charges referred to above, as well as all other actual costs and expenses incurred by the Authority in handling the application and pursuing the proposed project notwithstanding the occurrence of any of the following:

- (a) The applicant's withdrawal, abandonment, cancellation or failure to pursue the Application;
- (b) The inability of the Authority or the applicant to procure the services of one or more financial institutions to provide financing for the proposed project;
- (c) The applicant's failure, for whatever reason, to undertake and/or successfully complete the proposed project; or
- (d) The Authority's failure, for whatever reason, to issue tax-exempt revenue bonds in lieu of conventional financing.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Authority and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Company Acknowledgment and Certification:

The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate and complete.

The Company, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Authority (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

The Company, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Authority may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the Authority's involvement in the project, including all costs of the Authority relating to same. The Company has reviewed and accepts the terms of the Authority's Project Recapture and Termination Policy.

By:



Name:

Ye Li

Title:

President

State of New York)

County of Rensselaer) ss.:

On the 7 day of March in the year 2023 before me, the undersigned, personally appeared Ye Li, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public



REBECCA CLARKSON
Notary Public, State of New York
Qualified in Rensselaer County
No. 04CLG306020
Commission Expires June 16, 2026

Troy Industrial Development Authority

Project Summary and Financial Assistance Cost Benefit Analysis

(This page to be completed by TIDA Staff)

Company Name: _____

Project Description: _____

Project Location: _____

City: _____

School District: _____

Estimated Cost of Industrial Development Authority Financial Assistance

1. Sales and Use Tax Exemption

A. Amount of Project Cost Subject to Sales and Use Tax: \$

Sales and Use Tax Rate: _____ 8%

B. Estimated Exemption (A X .08): \$

2. Mortgage Recording Tax Exemption

A. Projected Amount of Mortgage: \$

Mortgage Recording Tax Rate: _____ 1.25%

B. Estimated Exemption (A X .0125): \$

3. Real Property Tax Exemption

A. Projected Increase in Assessed Value on Project: \$

B. Total Applicable Tax Rates Per \$1000: \$

C. Total Annual Taxes without PILOT (A X B)/1,000: \$

D. PILOT Exemption Rate (see TIDA Uniform Tax Exemption Policy): %

E. Average Annual PILOT Payment (C X D):	\$
F. Net Exemption over PILOT term ((C-E) x 7, 10 or 15)):	\$
4. Interest Exemption (Bond transactions only)	
a. Estimated Interest Expense Assuming Taxable Interest:	\$
b. Estimated Interest Expense with tax-exempt Interest Rate:	\$
c. Interest Exemption (a - b):	\$

Estimated Benefits of Industrial Development Authority Financial Assistance

1. Jobs to be retained in the Capital Economic Development Region	
2. Current Company payroll in the Capital Economic Development Region	\$
3. Project Jobs to be Created over 3 years	
4. Total Project Investment	\$
5. Non IDA financing leveraged	\$
6. Other project benefits:	

Authority Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

99 Ferry Street, Troy, NY

Outline of proposed work:

Basement:

Proposed work will:

- Fill existing basement with compacted gravel and pour new first floor concrete slab over.
- Remove all interior wall partitions

First floor:

Proposed work will:

- Remove front and rear staircases
- Remove all interior wall partitions
- Remove existing floor and ceiling structure entirely. Fill basement below with compacted fill, topped with 12" of compacted crushed stone and 8" of reinforced concrete slab.
- Build new 2x4 stud wall at inside face of existing exterior masonry walls.
- Install new 20" floor truss for second floor to bear on new 2x4 wall and new centered bearing wall.
- Create two large square spaces – one accessed through the center doorway on the front elevation and the other from a new commercial storefront assembly on the side elevation replacing an infilled garage door opening
- Neither unit is accessible from near staircase at center of building.
- New upper apartment unit entrance at new doorway at center of side wall with new commercial storefront door/glass assembly. Utility room behind this staircase to west.

Second floor:

Proposed work will:

- Remove front, center and rear staircases
- Remove all interior wall partitions
- Infill all side (east) and rear (north) wall window openings
- Open three new window openings on the east wall and two new window opening son north wall.
- Install new center window opening on front (south) wall (according to elevation drawings only).
- Insert new switch back staircase at center of building along the east wall with central lobby/vestibule with four apt. unit doors and one laundry room door.

- Remove existing floor and ceiling structure entirely.
- Build new 2x4 stud wall at inside face of existing exterior masonry walls.
- Install new 20" floor truss for third floor to bear on new 2x4 perimeter walls and new centered bearing wall.
- Install new center wall along the length of the building to divide space into four separate apt. units
- Each unit has minimal partition walls for a bathroom and closet. All finished with gypsum wall board.
- Each unit heated/cooled with radiant flooring and 2 wall-mounted mini split units – one on new interior bearing wall, and the other on the front or rear exterior wall.

Third floor:

Proposed work will:

- Remove front and rear staircases
- Remove all interior wall partitions
- Infill all 6 side (east) and 2 rear (north) wall window openings
- Open three new window openings on the east wall and two new window opening son north wall.
- Install new center window opening on front (south) wall (according to elevation drawings only).
- Insert new switch back staircase at center of building along the east wall with central lobby/vestibule with four apt. unit doors and one mechanical (?) room door.
- Remove existing floor and roof structure entirely.
- Remove (??) fourth floor attic structure
- Build new 2x4 stud wall at inside face of existing exterior masonry walls.
- Install new 40" tapered roof trusses to bear on new 2x4 perimeter walls and new centered bearing wall.
- Install new center wall along the length of the building to divide space into four separate apt. units
- Each unit has minimal partition walls for a bathroom and closet.

Exterior:

Proposed work will:

- On top of entirely new roof framing/trusses install $\frac{3}{4}$ " plywood decking, rigid insulation and EPDM roof membrane.

- Install new metal coping at parapet walls secured to 2x wood blocking
- 8 heat pump /condensers on the roof near the center.
- Roof covered with 8" insulation tapered towards center 4" roof drain.
- Remove fourth story section.
- On front elevation install new insulated glass units within a wood front at new square projecting storefronts. Two total flanking the center door. Existing flanking doorways eliminated. Recessed paneled kneewalls under glass finished with painted cement panels.
- Replaced existing front upper floor windows with new painted wood windows. (6/6 muntin configuration). According to elevation drawing insert a fifth bay of windows on upper floors over centered doorway.
- Install cast iron "star" shaped brick tie anchors at floor plates (new floor framing) on front elevation.
- Paint stone lintels and sills.
- Paint existing wood cornice.
- Infill existing window openings on side and rear elevations.
- Replace T-111 siding on rear elevation with new brick (veneer)
- Install four new vinyl double hung windows on rear elevation (2nd and 3rd floors)
- Install four new double hung windows on east side elevation (2nd and 3rd floors)
- Install new aluminum storefront door and window unit at center of first floor on east elevation with canopy over door and aluminum storefront window assemblies directly above at 2nd and 3rd floors.
- Install new aluminum storefront door and window unit under existing steel I-beam at the north corner of the east elevation.
- Install new cement board fascia band at parapet wall along length of east elevation. (approx. 2-ft in height)

FERRY STREET
ROY, NY

Project Data:		6,240 sf
Conditioned Spaces		1,400 sf
Total Interior SF		7,640 sf
Price / SF		

CSI	DESCRIPTION	QTY	UNIT	/UNIT LABOR	/UNIT MATERIAL	/UNIT SUBCON	LABOR	MATERIAL	TOTAL
0000 CONTRACT REQUIREMENTS									
0700 Architectural Drafting-									
750 Asbestos Survey	1								\$40,000.00
Existing Drawing	1								\$8,000.00
0200 Historical Documentation for Grants									
1000 GENERAL REQUIREMENTS									
1040 Site Supervision -1 On-Site Working Foreman	8	mo	85.00	400.00			3,200.00	\$3,584.00	
1041 Project Management - Managing client selection process, subcontracts and supplies	40	hr	60.00	2,400.00				\$21,856.00	
1050 Field Engineering / Layout	20	hr	100.00	2,000.00				\$2,688.00	
1060 Permits & Fees - Building permit-By Owner	1							\$2,240.00	
1510 Temporary Facilities-									
1510 Temporary Utilities	4	mo	280.00				2,000.00	\$13,440.00	
Temporary Electric-Available	2	mo	280.00				1,120.00	\$524.00	
Temporary Sanitary	4	mo					400.00	\$1,254.40	
1520 Scaffolding	120	sf	20.00	40.00			135.00	\$448.00	
1540 Property Protection - rosin paper, protective film, pre-completion security, etc.	7000	sf	3.00	1.00			2,400.00	4,800.00	
1550 Construction Cleanup -	120	hr	40.00				21,000.00	\$1,360.00	
1610 Material Handling / Delivery	400	hr	40.00				16,000.00	\$5,376.00	
1700 Close Out Punch list - Labor and Material	7000	total	2.00	1.00			14,000.00	\$17,920.00	
1720 Final Cleaning	4544	total					0.75	\$15,680.00	
2000 SITE WORK / REMOVALS									
2010 Asbestos removal	35000								\$39,200.00
2012 Sidewalk and curbing	3900	sf	3.00	6.00					\$39,312.00
2015 Basement cleanup/bakery equipment	12000								\$12,000.00
2060 Root Removal	2800	sf							\$15,400.00
2900 Interior Removals	7000	total					3.00	0.50	\$29,120.00
3000 CONCRETE									
3200 Concrete work for basement repairs	1500	total	20,000.00	38,000.00					\$64,960.00
3340 Concrete slab at rear area	15	sf	375.00	350.00					\$10,875.00
3500 Concrete rat slab	10	yds	375.00	250.00					\$3,500.00
4000 MASONRY									
4150 Brick repointing	2800	sf					10.00	3.50	\$39,312.00
4300 Cmu repair / new at missing wall in rear	530	sf					22.00	6.00	\$13,065.92
5000 METALS									
5250 Lintels and support steel							6,000.00		\$6,720.00
6000 WOOD & PLASTICS									
6100 Framing Lumber / Walls	1305	lf	9.00	11.00			11,745.00	14,355.00	\$29,232.00
6101 Framing floor / roof joists	6000	sf	5.00	9.00			30,000.00	54,000.00	\$84,000.00
6200 Finish Interior Trim Materials - Paint Grade -casing, and base	3240	sf	2.00	1.75			5,570.00		\$13,608.00
6230 Storage Shelving, Closet Packages, Vinyl wrapped Wire shelves	80	lf	1.00	3.00			80.00	240.00	\$388.40
6400 Kitchen, Vanity, Cabinet and Counter Tops	8	total	2,000.00	3,800.00			16,000.00	30,400.00	\$51,968.00
5470 Interior stairs and handrail -use existing, labor and materials to refurbish	1	total	8,000.00	24,000.00			8,000.00	24,000.00	\$35,840.00
7000 THERMAL & MOISTURE PROTECTION									
7200 Insulation-Fiberglass wall / floor / roof	11300	sqft	0.90	1.90			10,170.00	21,470.00	\$35,436.80
7720 Roof Accessories (Gutters & Downspouts/ roof hatch) -	2600	sqft					12.50		\$36,490.00
8000 DOORS & WINDOWS									
8100 Exterior Doors & Frames - historical	3	total	600.00	1,300.00			1,800.00	3,900.00	\$6,384.00

CSI	DESCRIPTION	QTY	UNIT	UNIT LABOR	UNIT MATL	UNIT SUBCON	LABOR	MATERIAL	TOTAL
8350	Storefront - <i>alley opening at first floor</i>	210	sf	33.00	63.00	6,930.00	13,230.00		
83700	Interior Doors & Frames - <i>reinstall historical/ new to match style</i>	24	total	450.00	1,000.00	10,800.00	24,000.00	\$38,976.00	
86600	Windows - <i>19 historical units/ wood</i>	19	total	400.00	1,720.00	7,800.00	32,680.00	\$45,113.60	
9000 FINISHES									
92700	Plaster /Drywall - Labor and Material								
96000	Wood flooring - 4,000 sf, new/ refinished	13800	sf	1.30	1.20	17,940.00	16,560.00	\$38,640.00	
96800	Carpet - 716 sqft x 4-2.864 +0% waste=3,150sqft-350sqft	350	yds	3.00	6.00	24.00	12,000.00	24,000.00	\$9,408.00
99000	Interior painting-								
99400	Exterior Painting - <i>Paint aluminum siding at front elevation</i>	13800	total			1.30	4,00	\$20,092.80	
00000 SPECIALTIES									
108000	Bath Accessories-towel bar, towel ring, tp holder	8	total			40.00	320.00	\$358.40	
	Mirrors - 14" with beveled edge					45.00	360.00	\$403.20	
1000 EQUIPMENT									
11450	Appliances - Fridge, Stove, vent hood, Dishwasher, Washer, Dryer	8	total			2,400.00	19,200.00	\$21,504.00	
2000 FURNISHINGS - By Owner									
3000 SPECIAL CONSTRUCTION									
13380	Solar panel design					30,000.00			\$33,600.00
4000 CONVECTING SYSTEMS - NIA									
4500	Elevator - 2 person - 500 lb	1				19,000.00			\$1,280.00
5000 MECHANICAL									
15650	Plumbing Rough In- <i>roughn' trim/Kitchen sink 8, Laundry 8, Full Bath 8</i>	8	total			3,300.00	26,400.00	\$29,558.00	
15700	Plumbing Fixtures-8 Kitchen sink/faucet, 8 shower/vauve, 8 toilets, 8 bathroom sink/faucet	32	total			320.00	10,240.00	\$1,468.30	
15750	Plumbing Fixtures-8 <i>fiberglass tub/shower</i>	8	total			920.00	7,360.00	\$8,243.20	
15770	Water Heaters - 40 Gallon	8	total			815.00	6,520.00	\$7,302.40	
15800	HVAC - <i>Heat pump split electric</i>	8	total			7,860.00		\$70,425.60	
6000 ELECTRICAL									
16050	Electrical Rough In - <i>Including all Outlets and Switches to Code, Cable Outlets</i>	8	total			3,975.00	31,800.00	\$15,616.00	
16500	Electrical Fixtures -					1,250.00	10,000.00	\$11,200.00	
90000 SPRINKLER									
165000	Electrical Fixtures -	6800	SF			2.00	1.50	13,600.00	\$26,856.00
	TOTAL								\$1,399,608.28

Fund	source	amount
Loan	Kuma Ani Wolf	\$250,000
Loan	Community Bank	\$800,000
Loan	Kuma Ani Troy	\$100,000
Invest	LLH Ferry	\$350,000
loan	Capital Architecture	\$150,000
	Total	\$1,650,000

99 Ferry St, Troy NY 12180

Profit & Loss Statement

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information																																	
<p>Name of Action or Project: 99 Ferry St</p> <p>Project Location (describe, and attach a location map): 99 Ferry St, Troy NY 12180</p> <p>Brief Description of Proposed Action: This project involves complete rehabilitation of the building, located at 99 Ferry St, Troy NY 12180. The scope of this work includes, repair of exterior wall, facade, and restore building's structural integrity. The interior works include, removal of all partition walls, plumbing, electrical wires, etc. Reconfigure the interior with proposed layout. Installation of new plumbing system, electrical system, HVAC, stairs, solar panel installation, etc. Detail of works is attached with this application.</p>																																	
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You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item. </td> </tr> <tr> <td style="width: 50%; padding: 5px;"> City/PO: Niskayuna </td> <td style="width: 50%; padding: 5px;"> State: NY Zip Code: 12309 </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Department of Troy, Troy Industrial Development Authority, National Park Service </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 3. a. Total acreage of the site of the proposed action? This project involves complete rehabilitation of the building, located at 99 Ferry St, Troy NY 12180. The scope of this work includes, repair of exterior wall, facade, and restore building's structural integrity. The interior works include, removal of all partition walls, plumbing, electrical wires, etc. Reconfigure the interior with proposed layout. Installation of new plumbing system, electrical system, HVAC, stairs, solar panel installation, etc. Detail of works is attached with this application. </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 0.05 acres b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.05 acres </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 4. Check all land uses that occur on, are adjoining or near the proposed action: </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Name of Applicant or Sponsor: LLH Ferry LLC </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Telephone: (917) 232-7794 E-Mail: ERIC.YELI@GMAIL.COM </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Address: 555 St David's Ln </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> City/PO: Niskayuna </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> State: NY Zip Code: 12309 </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 1. 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5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____			
Solar panels will be installed on the roof. Heat pump will be used for energy efficiency.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. a. Is the proposed action:	NO	YES	
b. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain Solar wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If Yes, identify the wastewater utility and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Page 2 of 3			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

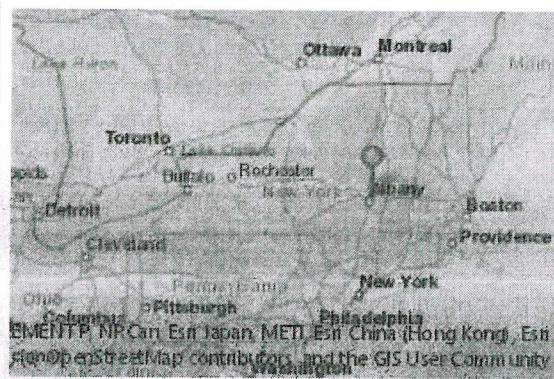
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:							
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban							
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?							
If Yes, Shortnose Sturgeon <table border="1" style="float: right; margin-top: -20px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>				NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
16. Is the project site located in the 100-year flood plan?							
If Yes, <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <table border="1" style="float: right; margin-top: -20px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>				NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
17. Will the proposed action create storm water discharge, either from point or non-point sources?							
If Yes, <input checked="" type="checkbox"/> If Yes, briefly describe: <hr/> <hr/> <hr/>							
If Yes, <input type="checkbox"/> If Yes, briefly describe: <hr/> <hr/> <hr/>							
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?							
If Yes, explain the purpose and size of the impoundment: likely to be found on the project site. Check all that apply: <table border="1" style="float: right; margin-top: -20px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban							
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?							
If Yes, describe: <input type="checkbox"/> If Yes, briefly describe: If Yes, <input type="checkbox"/> If Yes, briefly describe: <hr/>							
16. Is the project site located in the 100-year flood plan?							
If Yes, <input type="checkbox"/> If Yes, briefly describe: <hr/>							
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?							
If Yes, describe: <input type="checkbox"/> If Yes, briefly describe: If Yes, <input type="checkbox"/> If Yes, briefly describe: <hr/>							
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE							
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <table border="1" style="float: right; margin-top: -20px;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>				NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
If Yes, Applicant/sponsor/name: <u>YE LI</u> Date: <u>4/12/2023</u> Signature:  Title: <u>President</u>							
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?							
If Yes, explain the purpose and size of the impoundment: If Yes, <input checked="" type="checkbox"/> If Yes, briefly describe: <hr/>							
<input checked="" type="checkbox"/> If Yes, briefly describe: <hr/>							
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?							
If Yes, describe: <hr/>							
<input checked="" type="checkbox"/> If Yes, briefly describe: <hr/>							
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?							
If Yes, describe: <hr/>							
PRINT FORM							
Page 3 of 3							
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE							

EAF Mapper Summary Report

Wednesday, April 12, 2023 1:41 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



EAF Mapper Summary Report		Wednesday, April 12, 2023 1:41 PM
Part 1 / Question 7 [Critical Environmental Area]	No	
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes	Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.
Part 1 / Question 12b [Archeological Sites]	Yes	
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No	
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes	
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Shortnose Sturgeon	
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
Part 1 / Question 20 [Remediation Site]	Yes	

Map showing parcels in Troy, New York, with labels 101.61-6-7 through 101.61-7-17. A green shaded area covers a portion of the map. A small map of the world is visible in the bottom right corner.

Map showing the Great Lakes region and surrounding areas, including Ottawa, Montreal, Toronto, Buffalo, Rochester, Albany, New York, Boston, Providence, Cleveland, Pittsburgh, Philadelphia, and Cincinnati. A small map of the world is visible in the bottom right corner.

Part 1 / Question 7 [Critical Environmental Area]	No	
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes	
Part 1 / Question 12b [Archeological Sites]	Yes	
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No	
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes	
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Shortnose Sturgeon	
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
Part 1 / Question 20 [Remediation Site]	Yes	

Map showing parcels in Troy, New York, with labels 101.61-6-7 through 101.61-7-17. A green shaded area covers a portion of the map. A small map of the world is visible in the bottom right corner.

Map showing the Great Lakes region and surrounding areas, including Ottawa, Montreal, Toronto, Buffalo, Rochester, Albany, New York, Boston, Providence, Cleveland, Pittsburgh, Philadelphia, and Cincinnati. A small map of the world is visible in the bottom right corner.

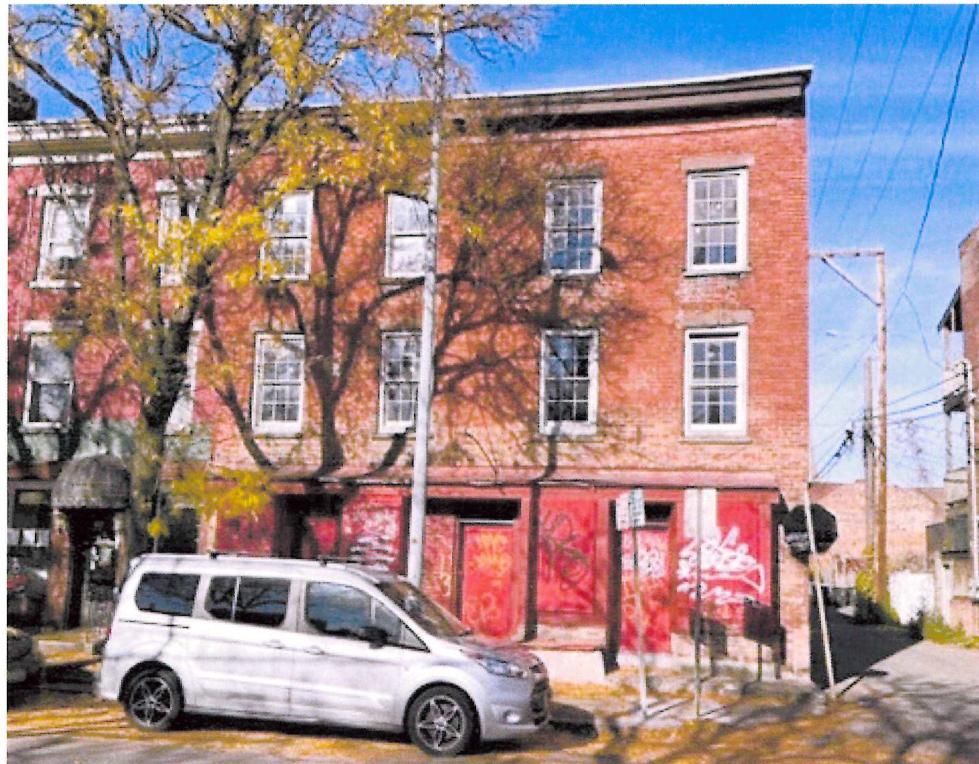
Short Environmental Assessment Form - EAF Mapper Summary Report

Part 1 / Question 16 [100 Year Flood Plain]

99 Ferry Street, Troy – Representative Building Photos:



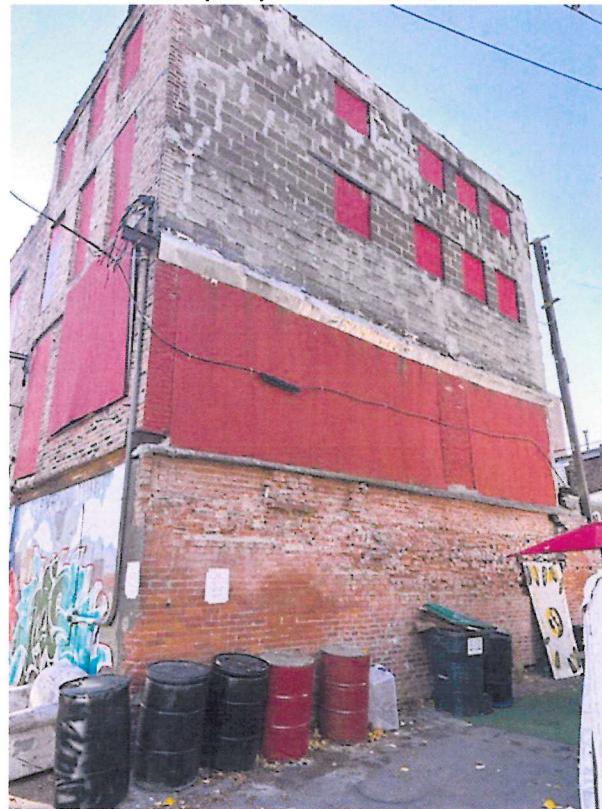
Front (south) first floor exterior elevation



Front (south) exterior elevation



Side (east) exterior elevation



Rear (north) elevation showing four levels.



West ground floor retail space



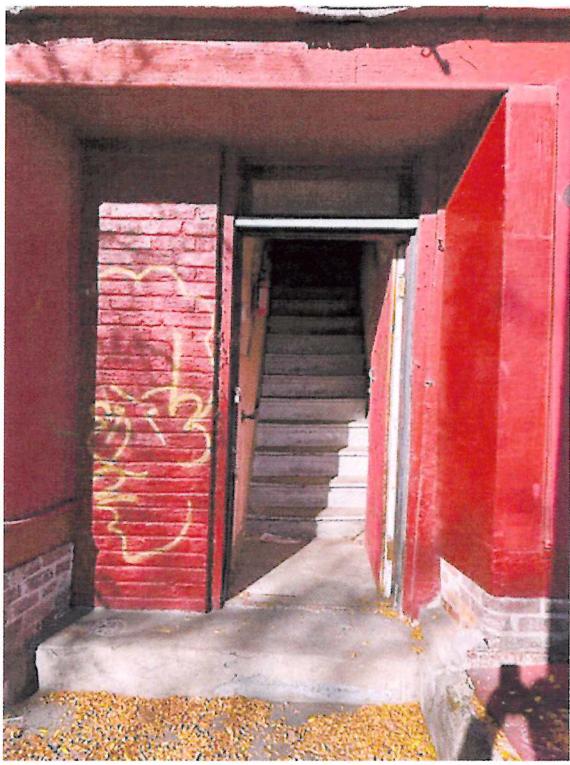
East ground floor retail space.



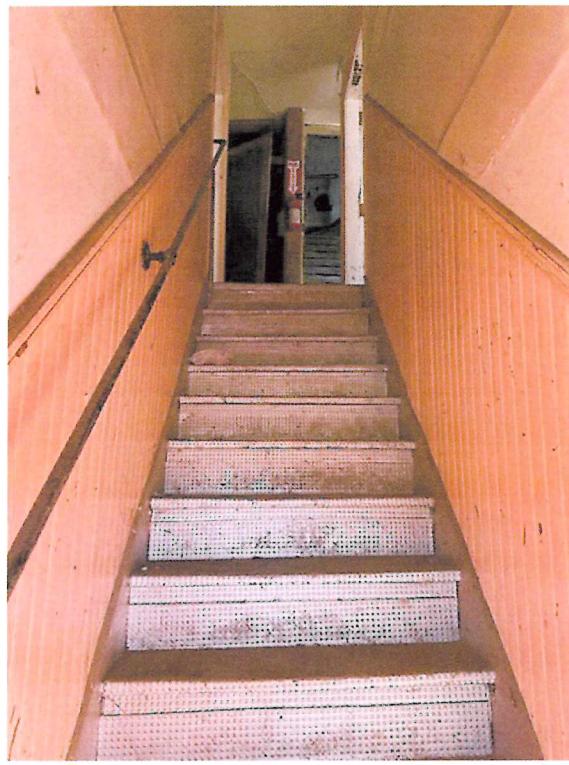
Center / East first floor space



Rear (north) first floor space – note original exterior wall to left.



Center entry to staircase to 2nd floor.



View of staircase between 1st and 2nd floors



View of staircase between 2nd & 3rd floors



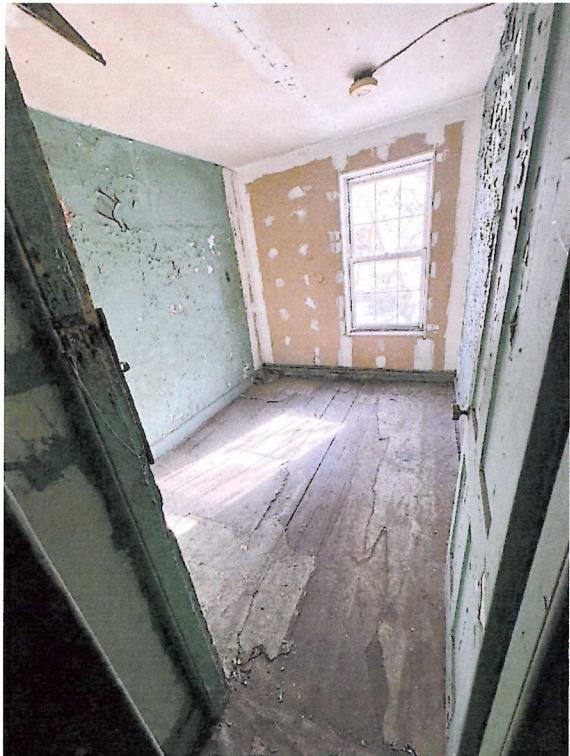
View of long open room on 2nd floor along east.



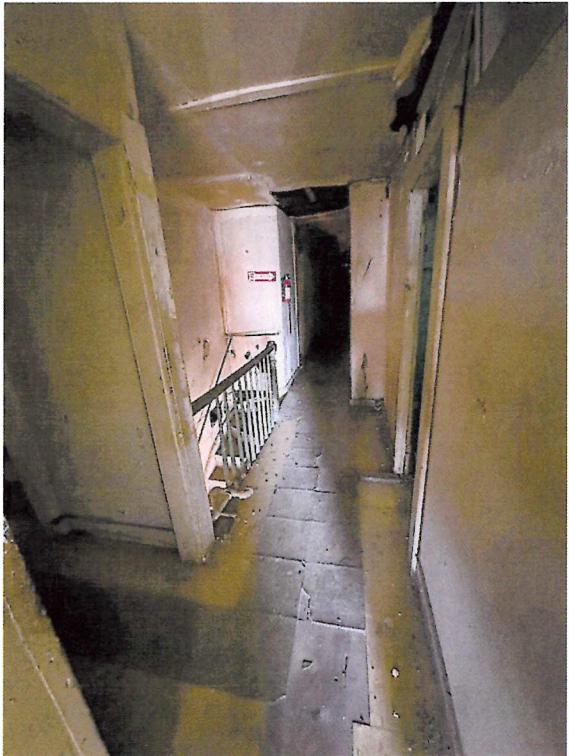
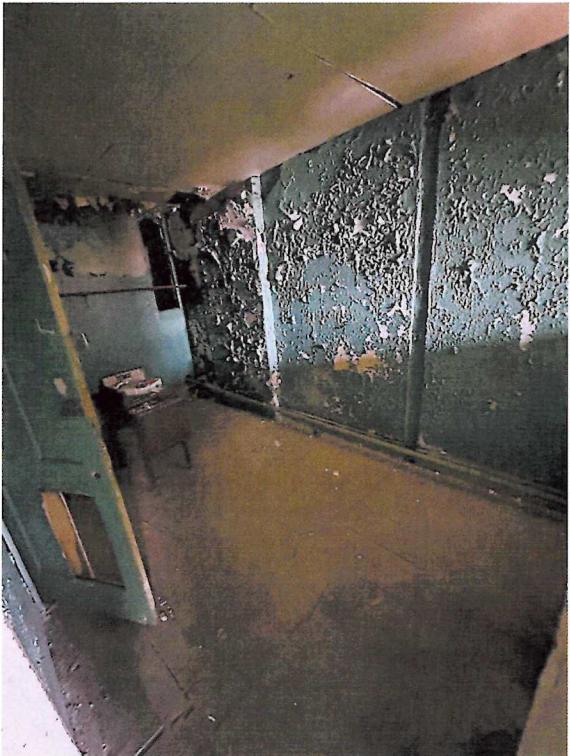
View of 2nd floor rooms at front of building (south)

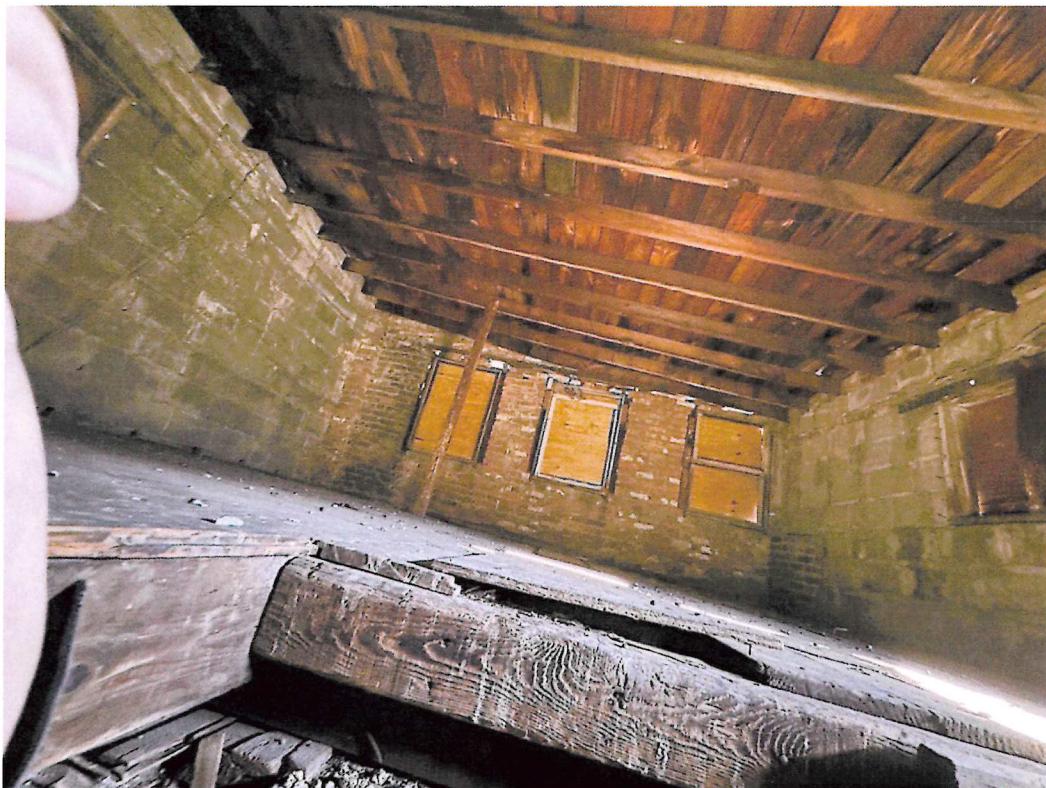


Windows on East wall at rear of 2nd floor.



Representative spaces on the third floor





Fourth floor attic space – note combination of brick and CMU construction

