



PTA4: Property Tax Abatement Application and Agreement for Solar Electric Generating System

Must be typewritten.

☒ Orient and affix BIS
job number label here ☒

NOTE: In accordance with Title 4-C of Article 4 of the New York State Real Property Tax Law and 1 RCNY 105-02, applications must be received by the Department of Buildings by March 15th in order to qualify for a property tax abatement to take effect on July 1st of the same calendar year.

1 Location Information of Solar Electric Generating System Required for all applications.

House No(s) 2518 Street Name Frederick Douglas Blvd ☐ New Building ☒ Existing Building
Borough Manhattan Block 1940 Lot 3 BIN 1084051 Zoning District R-7 C1-4
Number of Stories 5 Height 46 ft. Area(s) of Roof(s) sq. ft. Real Property Class No. ☐ 1 ☐ 2 ☐ 4

2 Applicant for Property Tax Abatement Information See 1 RCNY 105-02 for definition. Required for all applications.

Last Name Powell First Name Charles Middle Initial Title
Business Name THIS IS NOT A BUSINESS Business Telephone 917-532-7328
Business Address 2518 Frederick Douglas Blvd. Business Fax
City Manhattan State NY Zip 10030 Mobile Telephone
E-Mail Taxpayer ID
Authorized representative: Last Name First Name
Authorized representative: Title Telephone

3 Permit Information Required for all applications.

DOB Construction/BIS Job Number 141022952
Electrical Permit Number M00899110 Date of Issuance 7/3/23 Date of Sign-off 11/21/25

4 Applicant of Record Information See 1 RCNY 105-02 for definition. Required for all applications.

Last Name Clancy First Name James Middle Initial A
Business Name James A Clancy Business Telephone 856-712-2166
Business Address 409 N Main St Business Fax 856-358-1511
City Elmer State NJ Zip 08318 Mobile Telephone
E-Mail arcdesign.solar@gmail.com NYS License Number 084288
Choose one: ☒ P.E. ☐ R.A.

5 Professional Certifying this PTA4 Application Required for all applications.

Last Name Clancy First Name James Middle Initial A
Business Name James A Clancy Business Telephone 856-712-2166
Business Address 409 N Main St Business Fax 856-358-1511
City Elmer State NJ Zip 08318 Mobile Telephone
E-Mail arcdesign.solar@gmail.com NYS License Number 084288
Choose one: ☒ P.E. ☐ R.A.

6 General Contractor Information Required for all applications.

Last Name Mandler First Name Yaron Middle Initial
Business Name Best Energy Power Business Telephone 212-730-2267
Business Address 20 W Fairview Ave Business Fax
City Valley St State NY Zip 11580 Mobile Telephone
E-Mail ronnie@bestenergypower.com Registration or Tracking Number GC 613822
Construction Supervisor: Last Name First Name HIC # (if applicable)

7 Electrician Information *Required for all applications.*

Last Name	Russo	First Name	Ralph	Middle Initial	
Business Name	RJ Russo Electirc Co			Business Telephone	718-423-4742
Business Address	45-57 Bell Blvd			Business Fax	
City	Bayside	State	NY	Zip	11361
				Mobile Telephone	
E-Mail	Ruso@rgmail.com	Electrical Firm No.	002733	NYC Electrical License No.	A011316

8 Solar System Placed in Service Date *See 1 RCNY 105-02 for definition. Required for all applications.*Date solar electric generating system was placed in service 11/24/25**9 Solar Electric Generating System Information** *Required for all applications.***Manufacturer of Solar Panels**

Product Name/Number	Listing Lab/Report Number
Business Name	Panasonic
Business Address	9th Floor Two Riverfront Plaza
Business Telephone	877-803-8492
City	Newark
State	NY
Zip	07102-5490
Business Fax	
E-Mail	prodisplaysupport@us.panasonic.com
Website	www.panasonic.com
Local Representative Last Name	First Name
Local Representative Email	

Provider of Solar Electric Generating System

Last Name	Mandler	First Name	Yaron	Middle Initial	
Business Name	Best Energy Power			Business Telephone	212-730-2267
Business Address	20 W Fairview Ave			Business Fax	
City	Valley Stream	State	NY	Zip	11580
				Mobile Telephone	
E-Mail	ronnie@bestpowerenergy.com	Projected power generation (kW)	<u>35.26kw</u>		

Installer of Solar Electric Generating System *Non-Electrical Elements (i.e. elements not required by the NYC Electrical Code to be installed by a NYC Licensed Electrician)*

Last Name	Mnadler	First Name	Yaron	Middle Initial	
Business Name	Best Power Energy			Business Telephone	212-730-2267
Business Address	20 W Farivew Ave			Business Fax	
City	Valley Stream	State	NY	Zip	11580
				Mobile Telephone	
E-Mail	ronnie@bestpowerenergy.com				

10 Eligible Solar Electric Generating System Expenditures, Itemized* *Required for all applications; continued on page 3.*

**List only expenditures incurred on or after August 5, 2008 and connected to a solar electric generating system that began generating electricity on or after August 5, 2008.*

10A Design Fees *(including all professional fees)*

Design Fees \$	
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10B Application Fees

Construction \$	
Electrical \$	
Total Application Fees \$	

10 Eligible Solar Electric Generating System Expenditures, Itemized *Required for all applications; continued from page 2.***10C Construction Costs**

Item	Labor (\$)	Materials (\$)	Equipment (\$)	Total (\$)
Corrective construction				
a. Structure				
b. Roofing				
c. Drainage				
d. Other				
Solar Electric Generating System (___ kW)	27026	43757	57916	128699
Supporting Structure for Solar System				
Testing and Inspections				
Other (Itemize)				
a.				
b.				
c.				
d.				
Total Construction Costs \$	27026	43757	57916	128699

10D Expenditure Summary

Design Fees (from 10A) \$		
Total Application Fees (from 10B) \$		
Total Construction Costs (from 10C) \$	128699	
Other Costs \$		
Total Expenditures \$	128699	

10E Grant Information (A federal, state or local grant shall not include another tax benefit, including a tax abatement, tax credit, tax exemption or tax rebate)

Federal, State, Local Grants	Issuing Organization	Issuing Date	Grant Amount \$
a. State	NySerda		35260
b.			
c.			
d.			
e.			
Grant Total \$			35260

10F Eligible Expenditures

Total Expenditures (from 10D) \$	128699	
Minus Interest \$		
Minus Finance Charges \$		
Minus Grant Total (from 10E) \$	35260	
Total Eligible Expenditures	93439	

11 Professional's Certification of Compliance *Required for all applications.*

I, a New York State licensed and registered architect or engineer, as represented on this form in section 5 and by my seal and signature below, certify and agree to the following:

1. A solar electric generating system as defined in §499-aaaa(10) has been installed and has begun generating electricity on the subject premises in accordance with the approved construction documents for the job number identified in Section 3.
2. The building on the subject premises is an eligible building as defined in Title 4-C §499-aaaa(7).
3. If the installation is on a roof or setback, a structural analysis of the building has been performed and any work has been completed as detailed in the approved construction documents, which establish that the building can sustain the added load of the solar electric generating system and that the solar electric generating system meets structural requirements of applicable law and rules.
4. If the installation is on a roof or setback, roofing and drainage evaluations have been performed and any work has been completed as detailed in the approved construction documents, which establish the building's roof and drainage systems' compliance with applicable law and rules.
5. The solar electric generating system installation complies with the Fire Code regarding fire fighting access and with height and setback provisions of the Zoning Resolution.
6. I have verified that all electrical permit applications related to this solar electric generating system were properly filed out indicating this is a "Sustainable Energy" project and that, unless this solar electric generating system was installed pursuant to an electrical permit issued prior to the effective date of 1 RCNY 105-02, the BIS number listed above is also listed on the electrical permit application form.
7. To the best of my professional knowledge and belief, no solar electric generating system expenditure listed herein was incurred before August 5, 2008; nor was any solar electric generating system expenditure listed herein incurred in connection with a solar electric generating system that generated electricity before August 5, 2008.
8. I certify that I have reviewed and inspected the design and completed installation of the solar electric generating system as installed at the above address and as reflected in this application and affirm that, to the best of my professional knowledge and belief, the application and installation comply with Title 4-C of Article 4 of the real property tax law of the State of New York, and all applicable laws and rules of the City of New York and of other authorities having jurisdiction; and that I approve such installation, as an engineer or architect licensed and registered to practice in the State of New York.

Name (please print)

James A Clancy

Signature

Date

3/24/2023

P.E. / R.A. Seal (apply seal, then sign and date over seal)

12 Applicant for Property Tax Abatement Agreement *Required for all applications.*

I, the applicant for property tax abatement as represented on this form in section 2 and by my signature below, certify and agree to the following:

1. This building has not been previously represented as an eligible building under Title 4-C of the New York State Real Property Tax Law.
2. None of the eligible solar electric generating system expenditures provided above includes interest or other finance charges, or any expenditure incurred using a federal, state or local grant.
3. None of the eligible solar electric generating system expenditures provided above includes equipment excluded in §499-aaaa(10) and 1 RCNY 105-02.
4. I agree to allow officials of the Department and any architect or engineer associated with this solar electric generating system property tax abatement project, to access the property and to inspect the solar electric generating system and any related structures and equipment at any time upon reasonable notification.
5. I agree, in the event that the Department finds either non-compliance with the requirements of Title 4-C or any unsafe condition related to the solar electric generating system installation, to pay for the expenses of the Department for related inspection(s) and investigation, in accordance with 1 RCNY 105-02.
6. I agree to maintain this solar electric generating system in service throughout the compliance period in such a manner that it continuously constitutes a solar electric generating system within the meaning of Title 4-C and 1 RCNY 105-02.
7. I agree to provide any other information or certifications required by the Department pursuant to Title 4-C and 1 RCNY 105-02.
8. No solar electric generating system expenditure listed herein was incurred before August 5, 2008; no solar electric generating system expenditure listed herein was incurred in connection with a solar electric generating system that generated electricity before August 5, 2008.
9. EITHER I have provided the Department documentation, such as a preliminary contract, that I am coordinating with the electrical utility for electrical interconnection of my solar electric generating system OR I hereby state that this solar electric generating system will NOT be interconnected with the electrical grid.
10. I agree that pursuant to 1 RCNY 105-02, within fifteen (15) calendar days prior to the end of the compliance period, I will have the architect or engineer involved in the installation and maintenance of the solar electric generating system inspect the solar electric generating system to certify its continuing compliance with Title 4-C, 1 RCNY 105-02 and applicable provisions of law and rules. The applicant of record shall prepare an inspection report and maintain it on file in accordance with applicable provisions of law and rules for review by the Department upon request. If the applicant of record finds that the solar electric generating system is not in compliance with Title 4-C, such applicant shall notify the Department on such forms and in such manner prescribed by the Department.
11. I, the applicant for a tax abatement for the above-referenced premises whose name and signature appear below, hereby state that I am the owner, or represent the owner, of the subject premises; that I have thoroughly reviewed the approved construction documents for the job number identified in Section 3, this application and the information provided herein about me and/or the corporation or condominium I represent and the subject building and premises and state that all information I have provided is accurate and true; that the information and work provided on my behalf is accurate, true and in accordance with Title 4-C and 1 RCNY 105-02 to the best of my knowledge; that I fully agree to abide by all terms stated herein; and I hereby apply for the real property tax abatement offered by the City of New York in accordance with Title 4-C and 1 RCNY 105-02.

Name (please print)

Charles Powell

Signature

Date

5/24/23