

Putnam County  
INDUSTRIAL DEVELOPMENT AGENCY

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APPLICATION

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William Nulk, Chairman  
PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
2 ROUTE 164, Suite 2B  
PATTERSON, NY 12563

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For NYS Legislation and Compliance requirements see Authorities  
Budget Office at: <http://www.abo.ny.gov/>

For information on Members and Committees, Policies and Bylaws,  
Uniform Tax Exempt Policy and Annual Reports, See:  
[www.putnamida.com](http://www.putnamida.com)

**Section I: Applicant Information**

Please answer all questions. Use "None" or "Not Applicable" where necessary.

**A) Applicant Information-company receiving benefit:**

Applicant Name: Apap Land Management LLC

Applicant Address: 1278 Route 311 Patterson, NY 12563

Phone: 845-656-3219 Fax: \_\_\_\_\_

Website: \_\_\_\_\_ E-mail: george@georgeapapinc.com

Federal ID#: 39-2634624 NAICS: \_\_\_\_\_

State and Year of Incorporation/Organization: \_\_\_\_\_

List of stockholders, members, or partners of Applicant: \_\_\_\_\_

Will a Real Estate Holding Company be utilized to own the Project property/facility?  Yes  No

What is the name of the Real Estate Holding Company: - same-

Federal ID#: \_\_\_\_\_

State and Year of Incorporation/Organization: \_\_\_\_\_

List of stockholders, members, or partners of Real Estate Holding Company: \_\_\_\_\_

**B) Individual Completing Application:**

Name: George Apap

Title: Principal

Address: 96 Tracy Road Pawling, NY 12563

Phone: 845-656-3219 Fax: \_\_\_\_\_

E-Mail: george@georgeapapinc.com

**C) Company Contact (if different from individual completing application):**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**D) Company Counsel:**

Name of Attorney: Craig Bumgarner  
Firm Name: Craig T. Bumgarner, P.C.  
Address: 1118 NY-52 Suite F Carmel, NY 10512  
Phone: 845-225-7100 Fax: \_\_\_\_\_  
E-mail: cbumgarner@ctblaw.net

**E) Identify the assistance being requested of the Agency (select all that apply):**

1. Exemption from Sales Tax  Yes  No
  2. Exemption from Mortgage Tax—1.05%  Yes  No
  3. Payment for Exemption from Real Property  
Tax—PILOT  Yes  No
  4. Tax Exempt Financing \*  Yes  No
- \* (typically for not-for-profits & small qualified manufacturers)

**F) Business Organization (check appropriate category):**

Corporation	<input type="checkbox"/>	Partnership	<input type="checkbox"/>
Public Corporation	<input type="checkbox"/>	Joint Venture	<input type="checkbox"/>
Sole Proprietorship	<input type="checkbox"/>	Limited Liability Company	<input checked="" type="checkbox"/>

Other (please specify) \_\_\_\_\_  
Year Established: 2025  
State in which Organization is established: New York

**G) List all stockholders, members, or partners with % of ownership greater than 20%:**

<u>Name</u>	<u>% of ownership</u>
<u>George Apap</u>	<u>100%</u>
_____	_____
_____	_____

**H) Applicant Business Description:**

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility: Apap Land Management LLC. is a land holding company for George Apap Inc. We provide residential and commercial painting and carpentry services. We were founded in 1929 by Charles Apap and Incorporated in 1980. Our services cover Putnam, Dutchess, Westchester, Fairfield, and Litchfield counties.

Estimated % of sales within County/City/Town/Village: 81%

Estimated % of sales outside County/City/Town/Village but within New York State: 19%

Estimated % of sales outside New York State but within the U.S.: \_\_\_\_\_

Estimated % of sales outside the U.S. 0%

(\*Percentage to equal 100%)

I) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in County/City/Town Village. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentage of local purchases.

Brewster Paint, Wallhauers, HG Page and Home Depot

**\*\*Please see attached \*\***

## Section II: Project Description & Details

### A) Project Location:

Municipality or Municipalities of current operations: Patterson, NY & Ridgefield, CT

Will the Proposed Project be located within the Municipality, or within a Municipality, identified above?

Yes No

If yes, in which Municipality will the proposed project be located: Brewster, NY

If No, in which Municipality will the proposed project be located: \_\_\_\_\_

Provide the Property Address of the proposed Project: 1912 Route 22 Brewster, NY 10509

Will the completion of the project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

Yes No

If the proposed project is located in a different municipality than the municipality in which current operations are being undertaken, is it expected that any of the facilities in any other municipality will be closed or be subject to reduced activity?

Yes No

If yes, you will need to complete Section II (Q) and Section IV of this Application.

SBL Number for Property upon which proposed Project will be located: \_\_\_\_\_

What are the current real estate taxes on the proposed Project Site? \_\_\_\_\_

If amount of current taxes is not available, provide assessed value for each:

Land: \$ \_\_\_\_\_

Buildings(s): \$ \_\_\_\_\_

**\*\* Please include a copy of the most recent tax bill.**

Are real property taxes current?  Yes  No. If no, please explain \_\_\_\_\_

Town/City/Village: Southeast School District: Brewster

Does the Applicant or any related entity currently hold fee title to the Project site?  Yes  No

If No, indicate name of present owner of the Project Site: \_\_\_\_\_

Does Applicant or related entity have an option/contract to purchase the Project site?  Yes  No

Describe the present use of the proposed Project site: undeveloped

**B) Please provide narrative of project and the purpose of the project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility):** \_\_\_\_\_

This is a new build on vacant land. Half of the building will be office, use open to the public. Half of the building will be shop/warehouse.

**Describe the reasons why the Agency's Financial Assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, expansion needs, location. Your eligibility determination will be based in part on your answer (attach additional pages if necessary):** \_\_\_\_\_

The current property tax structure makes this transaction financially impossible and the mortgage tax makes finances non competitive.

**Please confirm by checking the box below if there is likelihood that the Project will not be undertaken, but for the Financial Assistance provided by the Agency?**

Yes  No

**If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:** \_\_\_\_\_

We will relocate to Connecticut

**If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and County/City/Town/Village?** \_\_\_\_\_

We will not move forward with this location

C) Will Project include leasing any equipment  Yes  No

If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_

**D) Site Characteristics:**

Will the Project meet zoning/land use requirements at the proposed location?  Yes  No

Describe the present zoning/land use: Commercial

Describe required zoning/land use, if different: \_\_\_\_\_

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements: \_\_\_\_\_  
\_\_\_\_\_

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? If yes, please explain: No  
\_\_\_\_\_  
\_\_\_\_\_

E) Has a Phase I Environmental Assessment been prepared or will one be prepared with respect to the proposed project site?  Yes  No If yes, please provide a copy.

F) Have any other studies or assessments been undertaken with respect to the proposed project site that indicate the known or suspected presence of contamination that would complicate the site's development?  
 Yes  No. If yes, please provide copies of the study

G) Provide any additional information or details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**H) Select Project Type for all end users at project site (you may check more than one):**

\*\* Please check any and all end users as identified below.

\*\* Will customers personally visit the Project site for either of the following economic activities? If yes with respect to economic activity indicated below, complete the Retail Questionnaire contained in Section IV of the Application.

Retail Sales:  Yes or  No

Services:  Yes or  No

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the project.

Industrial   
Acquisition of Existing Facility   
Housing

Back Office   
Retail   
Mixed Use

Equipment Purchase   
Multi-Tenant   
Commercial

Facility for Aging   
Civic Facility (not for profit)   
Other \_\_\_\_\_

**I) Project Information:**

**Estimated costs in connection with Project:**

- |   |                     |
|---|---------------------|
| 1. Land and/or Building Acquisition:                        | \$ <u>500,000</u>   |
| <u>Two</u> acres _____ square feet                          |                     |
| 2. New Building Construction: <u>10,000</u> square feet     | \$ <u>2,771,000</u> |
| 3. New Building Addition(s): <u>-</u> square feet           | \$ _____            |
| 4. Infrastructure Work                                      | \$ _____            |
| 5. Reconstruction/Renovation: _____ square feet             | \$ _____            |
| 6. Manufacturing Equipment:                                 | \$ _____            |
| 7. Non-Manufacturing Equipment (furniture, fixtures, etc.): | \$ <u>117,000</u>   |
| 8. Soft Costs: (professional services, etc.):               | \$ <u>122,000</u>   |
| 9. Other, Specify: _____                                    | \$ _____            |

TOTAL Capital Costs: \$ 3,510,000

**Project refinancing; estimated amount**  
**(For refinancing of existing debt only)**

\$ 2,000,000

**Sources of Funds for Project Costs:**

Bank Financing:	\$ <u>2,000,000</u>
Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>1,510,000</u>
Tax Exempt Bond Issuance (if applicable)	\$ _____
Taxable Bond Issuance (if applicable)	\$ _____
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ _____

Identify each state and federal grant/credit:

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Sources of Funds for Project Costs: \$ 3,510,000

Have any of the above costs been paid or incurred as of the date of this Application?  Yes  No

If yes, describe particulars: \$500,000 Land \$122,000 Professional

**Mortgage Recording Tax Exemption Benefit:** Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 2,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by .675% , the project must pay the MCTD tax of 3/8%): \$ 13,500

**Construction Cost Breakdown:**

Total Cost of Construction \$ 2,771,000 (sum of 2,3,4,5, and/or 7 in Section I Project Information, above)

Cost for materials: \$ 1,143,000

% sourced in County/City/Town/Village: unknown %

% sourced in State: unknown % (including County/City/Town/Village)

Cost for labor: \$ 1,628,000

**Sales and Use Tax:** Gross amount of costs for goods and services that are subject to State and local Sales and Use tax, said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 2,771,000

Estimated State and local Sales and Use Tax Benefit (product of 8.38% multiplied by the figure above):

\$ 232,209

*\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

**Real Property Tax Benefit:**

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit: n/a

**IDA PILOT Benefit:** Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in Section V of the Application.

**Percentage of Project Costs financed from Public Sector sources:** Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above in Section II (I) of the Application.

J) For the proposed facility, please indicate the square footage for each of the uses outlined below:

\*If company is paying for FFE for tenants, please include in cost breakdown (the project must have contracts or leases signed by tenants).

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing	2,000		20% 554,200
Warehouse	3,000		30% 831,300
Research & Development			
Commercial			
Retail (see section K)			
Office	5,000		50% 1,385,500
Specify Other			

K) What is your project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: June 1, 2026
2. Estimated completion date of project: January 1, 2027
3. Project occupancy – estimated starting date of operations: January 2, 2027
4. Have construction contracts been signed?  Yes  No
5. Has financing been finalized?  Yes  No

List contractors for the project.

Ammax Excavation, Perform Concrete, Mark & Sons Steel, Pana Roofing, Rooney Electric, LDH Plumbing  
Bell Mechanical, ASF Insulation, Jim Liebler Inc., Apap Painting & Renovations, Incredible Concrete Coatings

L) Have site plans been submitted to the planning department?

Yes  No

*Please provide the Agency with a copy of the related State Environmental Quality Review Act ("SEQR") Environmental Assessment Form. Please provide the Agency with the status with respect to any required planning department approval.*

Has the project received site plan approval from the planning department?  Yes  No.

*If yes, please provide the Agency with a copy of the planning department approval along with the related SEQR determination.*

M) Is the project necessary to expand project employment?  Yes  No

Is project necessary to retain existing employment?

Yes  No

**O) Employment Plan (specific to the proposed project location):**

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon TWO years after project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FTE and PTE jobs to be created upon TWO years after project completion **
Full time (FTE)	75	75	19	19
Part Time (PTE)				
Total ***				

\*\* For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes Putnam County and the remaining counties of the Mid-Hudson Region as defined by Empire State Development.

\*\*\* By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the two-year time period following project completion. Agency staff converts PTE jobs into FTE jobs by dividing the number of PTE jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management		
Professional 1	\$100,000 MK& MGR	\$20,000
Administrative		
Production 18	\$65,000 Fieldworkers	\$11,000
Independent Contractor		
Other		

Client Name	Full Name	Residence	Department
George Apap Painting	Oscar Agüero	New Fairfield, CT	Painting
George Apap Painting	Roberto Alegría	Wingdale, NY	Cabinets
George Apap Painting	Daniel Apap	Holmes, NY	Painting
George Apap Painting	George Apap	Pawling, NY	Owner
George Apap Painting	Stephen Apap	Brewster, NY	Sales
George Apap Painting	Yilmaz Ayten	Westbrockville, NY	Sales
George Apap Painting	Frank Backer	Poughkeepsie, NY	Cabinets
George Apap Painting	Christopher Barnett	Pawling, NY	Office
George Apap Painting	Max Bellesheim	Carmel, NY	Shop
George Apap Painting	Burton Burks	Patterson, NY	Carpentry
George Apap Painting	Joseph Burton	Poughkeepsie, NY	Sales
George Apap Painting	Sebastian Castillo	Danbury, CT	Carpentry
George Apap Painting	Eder Castrillon	Elmford, NY	Painting
George Apap Painting	Gerson Chup	Pawling, NY	Painting
George Apap Painting	Tyler Clark	Middlebury, CT	Office
George Apap Painting	Deris Colman	Mamaroneck, NY	Painting
George Apap Painting	Sean Conran	Brewster, NY	Admin Field Mgmt
George Apap Painting	Emerson Cordova	Danbury, CT	Painting
George Apap Painting	David Coney	New Windsor, NY	Painting
George Apap Painting	Liam Cuneo	Patterson, NY	Painting
George Apap Painting	Leandro De Carvalho Almeida	Danbury, CT	Painting
George Apap Painting	Donald Delancy	Wappingen Falls, NY	Cabinets
George Apap Painting	Susan Devito	Pawling, NY	Office
George Apap Painting	Marco Dominguez	Pawling, NY	Softwash
George Apap Painting	Tito Fajardo	Danbury, CT	Painting
George Apap Painting	John Fazio	Middlebury, CT	Sales
George Apap Painting	Craig Flacco	Katonah, NY	Carpentry
George Apap Painting	Miguel Figueroa	Wingdale, NY	Painting
George Apap Painting	Leon Fletcher	Carmel, NY	Painting
George Apap Painting	Peter Fulton	Pawling, NY	Softwash
George Apap Painting	Secha Jimpitt	Peekskill, NY	Carpentry
George Apap Painting	Nicole Karganis	Carmel, NY	Office
George Apap Painting	Augusto Leiva	Patterson, NY	Carpentry
George Apap Painting	Patricio Loja	Danbury, CT	Painting
George Apap Painting	Diego Looz	Danbury, CT	Painting
George Apap Painting	Carlos Lourido	Danbury, CT	Painting
George Apap Painting	Ubelmar Luígo	Danbury, CT	Painting
George Apap Painting	Fausto MacAó	Hopewell Junction, NY	Painting
George Apap Painting	Jose Machado	New Milford, CT	Cabinets
George Apap Painting	Angel Romel Marin Marin	Danbury, CT	Painting
George Apap Painting	Jorge Mazurek	Peekskill, NY	Painting
George Apap Painting	Tristan McDonald	New Fairfield, CT	Carpentry
George Apap Painting	Jose Meneghio Benoit	Bridgeport, CT	Painting
George Apap Painting	Karol Mieloch	Salisbury Mills, NY	Admin Field Mgmt
George Apap Painting	Joao Miguel	Mahopac, NY	Painting
George Apap Painting	Erbin Millan Cordova	Mahopac, NY	Carpentry
George Apap Painting	Kevin Molina	Oakville, CT	Painting
George Apap Painting	Lisa O'Connor	Stormville, NY	Office
George Apap Painting	Eduar Oliva	Carmel, NY	Painting
George Apap Painting	Wilfrido Pacheco	Danbury, CT	Painting
George Apap Painting	Antonio Passos	Danbury, CT	Painting
George Apap Painting	Alex Quijada Cordero	Carmel, NY	Painting
George Apap Painting	Joseph Ribaudo	Poughquag, NY	Softwash
George Apap Painting	Nicole Rivera	Fort Worth, TX	Office
George Apap Painting	Emanuel Romero	Dover Plains, NY	Painting
George Apap Painting	Marcus Ruxsey	Beacon, NY	Painting
George Apap Painting	Steven Russo	Carmel, NY	Office
George Apap Painting	Hugo Sagastume	Mount Kisco, NY	Painting
George Apap Painting	Angel Salinas	Danbury, CT	Carpentry
George Apap Painting	Philip Simmons	Newburgh, NY	Office
George Apap Painting	Zachariah Soricelli	Salt Point, NY	Painting
George Apap Painting	Jomo Stone	Poughkeepsie, NY	Painting
George Apap Painting	Robert Sutherland	Brookfield, CT	Sales
George Apap Painting	Celso Tello	Danbury, CT	Painting
George Apap Painting	Gary Tully	Pawling, NY	Sales
George Apap Painting	Gina Van Fleet	Hopewell Junction, NY	Office
George Apap Painting	Timothy Weaver	Wingdale, NY	Painting
George Apap Painting	Raymond Williams	Poughkeepsie, NY	Painting
George Apap Painting	Simon Winburn	Sharon, CT	Carpentry
George Apap Painting	Horace Young	Mount Vernon, NY	Painting
George Apap Painting	Walter Zennaro	West Harrison, NY	Painting
George Apap Painting	Luis Zhimnalcala	Danbury, CT	Carpentry
Incredible Concrete Coatings, LLC	Mark Dominic Manongsong	Stamford, CT	ICC Floor Technicians

Employment at other locations in County/City/Town/Village: (provide address and number of employees at each location):

	Address	Address	Address
Full time			
Part Time			
Total			

P) Will any of the facilities described above be closed or subject to reduced activity?  Yes  No

*If any of the facilities described above are located within the State of New York, and you answered yes to the question, above, you must complete Section IV of this Application.*

*\*\* Please note that the Agency may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.*

Q) Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

Yes  No

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation if available \_\_\_\_\_

\_\_\_\_\_

R) What competitive factors led you to inquire about sites outside of New York State? \_\_\_\_\_

There are more options, more affordable options and less stringent construction requirements \_\_\_\_\_

\_\_\_\_\_

S) Have you contacted or been contacted by other local, state and/or federal Economic Development Agencies?  Yes  No

*If yes, please identify which agencies and what other local, state and/or federal assistance was sought and dollar amount that is anticipated to be received: \_\_\_\_\_*

\_\_\_\_\_

### Section III Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

**Please answer the following:**

- A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes  No If the answer is yes, please continue. If no, proceed to section V

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? \_\_\_\_\_  
0 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to section IV.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation  Yes  No

2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (list specific County or ED region) in which the project will be located?

Yes  No

If yes, please provide a third-party market analysis or other documentation supporting your response.

3. 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 municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes  No

If yes, please provide a third-party market analysis or other documentation supporting your response.

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes  No

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_

4. Is the project located in a Highly Distressed Area?  Yes  No

**Section IV Inter-Municipal Move Determination**

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency Financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

**Will the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state?**

Yes  No

**Will the Project result in the abandonment of one or more plants or facilities of the project occupant located within the state?**

Yes  No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Relocating from 1278 Route 311 Patterson, NY 12563

Relocating from 3198 Route 22 Patterson, NY 12563

**Does the Project involve relocation or consolidation of a project occupant from another municipality?**

**Within New York State**  Yes  No

**Within County/City/Town/Village**  Yes  No

*If yes to either question, please explain:* \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

**Section V: Estimate of Real Property Tax Abatement Benefits\*\*\* and Percentage of Project Costs financed from Public Sector sources**

**CURRENT Assessment and Taxes of project.**

Year	County Tax	City Tax	School Tax	
2026	6,127	4,510	64,173	

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
2,771,000	2,771,000	6,127	4,510	64,173

\*Apply equalization rate to value

**Request for PILOT:**

Provide backup data such as a project pro forma to establish need for PILOT.

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	50%	3,063.50	2,255.00	32,086.50	37,405.00	74,810	37,405.00
2	45%	2,757.15	2,029.50	28,877.85	33,664.50	74,810	41,145.50
3	40%	2,450.80	1,804.00	25,669.20	29,924.00	74,810	44,886.00
4	35%	2,144.45	1,578.50	22,460.55	26,183.50	74,810	48,626.50
5	30%	1,838.10	1,353.00	19,251.90	22,443.00	74,810	52,367.00
6	25%	1,531.75	1,127.50	16,043.25	18,702.50	74,810	56,107.50
7	20%	1,225.40	902.00	12,834.60	14,962.00	74,810	59,848.00
8	15%	919.05	676.50	9,625.95	11,221.50	74,810	63,588.50
9	10%	612.70	451.00	6,417.30	7,481.00	74,810	67,329.00
10	5%	306.35	225.50	3,208.65	3,740.50	74,810	71,069.00
TOTAL					205,717.50		542,372.50

\*\*\* Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated using Office of Assessment data.

**Percentage of Project Costs financed from Public Sector Table Worksheet:**

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
2,771,000	205,717.50	232,209.00	13,500.00	451,426.50

Project Cost	\$ 3,510,000
Estimated Value of PILOT	\$ 205,717.50
Estimated Value of Sales Tax Incentive	\$ 232,209.00
Estimated Value of Mortgage Tax Incentive	\$ 13,500.00
Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)	\$ -0-

Calculate % 12.86 %

Total Project Costs (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other) \$ 451,426.50

## Section VI Representations, Certifications and Indemnification

**\*\* This Section of the Application can only be completed upon the Applicant receiving, and must be completed after the Applicant receives, IDA Staff confirmation that Section I through Section V of the Application are complete.**

George Apap \_\_\_\_\_ (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Principal \_\_\_\_\_ (title) of Apap Land Management LLC. (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, 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 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, 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 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal 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. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare

and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. **Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel 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 Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency'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 Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency 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. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this application.
- I. By executing and submitting this application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:

- (i) a non-refundable application and publication fee (the "Application Fee") due upon submission of fully executed application:
    - \$350 for Projects totaling up to \$5,000,000
    - \$500 for Projects totaling from \$5,000,000 to \$10,000,000
    - \$750 for Projects totaling from \$10,000,000 to \$20,000,000
    - \$1000 for Projects totaling \$20,000,000 and above.
  - (ii) a STBD expense deposit or escrow account for the Agency's Counsel Fee Deposit.
  - (iii) Unless otherwise agreed to by the Agency, an amount equal to five percent (.05%) of the total abatement taken.
  - (iv) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project (such as cost-benefit analysis) with all such charges to be paid by the Applicant at the closing.
  - (v) An Annual Compliance fee of \$500 due each February 1 for the duration of the Project.
- J. If the Applicant fails to conclude or consummate the 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 Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost 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.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL, subject to limited statutory exclusions.**
- N. The Applicant acknowledges that it has been provided with a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants 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.

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

George Apop, being first duly sworn, deposes and says:

1. That I am the Principal (Corporate Office) of Apop Land Management LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
 (Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
 this 3<sup>rd</sup> day of March, 2026.

Susan Browne  
 (Notary Public)

SUSAN BROWN  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01BR6160142  
 Qualified in PUTNAM County  
 My Commission Expires JANUARY 29, 2027

Attachments as appropriate:

Long or short form SEQRA  
Municipal approval of SEQRA  
Marketing Study if required  
Project Proforma supporting a PILOT request  
Adaptive Reuse Schedule

## Putnam First Workforce Policy Letter of Understanding

### For Project Applicant/Owners, Contractors, and Subcontractors

I have read and understood the Putnam County IDA Workforce Policy. I further understand that violations and noncompliance could lead to sanctions and or the claw back of IDA Benefits and New York State Sales Tax Exemptions. The Putnam County First Goal is an integral part of the Putnam County IDA and its fiduciary responsibility to the Putnam County and New State Taxpayer. The purpose of this policy is to spur local industries, promote local workforce, and provide training opportunities to the coverage areas of the policy and create an infusion of commerce for local businesses.

Name: George Apap

Signature: \_\_\_\_\_

Title: Principal

Name of Company: Apap Land Management LLC.

Services Provided: Builder/Owner

Address: 1278 Route 311 Patterson, NY 12563

Phone: 845-656-3219

Email: george@georgeapapinc.com

Project Representative: George Apap

Email: george@georgeapapinc.com

Phone: 845-656-3219

Adaptive Reuse Determination (If Applicable)

(Adaptive Reuse is the process of adapting old structures or sites for new purposes)

Are you applying for a tax incentive under the Adaptive Reuse Program?  Yes  No

If YES, please answer the following:

- A) What is the age of the structure (in years) \_\_\_\_\_
- B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended.)  
 Yes  No If yes, how many years? \_\_\_\_\_
- C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class.)  
 Yes  No

If yes, please provide dollar amount of income being generated, if any \$ \_\_\_\_\_

- D) Does the site have historical significance?  Yes  No
- E) Are you applying for either state and/or federal Historical Tax Credit Programs?  
 Yes  No If yes, provide estimated value of tax credits \$ \_\_\_\_\_

F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you will be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages):

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G) Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities:

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H) Please indicate other factors that you would like the Agency to consider such as: structure or site that presents significant public safety hazard and or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments:

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**Application Preparation Agreement for Reimbursement of  
Professional Fees and Holding Account**

**THIS AGREEMENT** is made this 27 day of Feb 2026, by and between **PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a New York municipal corporation with offices at 2 Route 164, Patterson, NY (the "PCIDA") and Apap Land Management LLC ("Potential Applicant"):

WHEREAS, Potential Applicant is in the process of evaluating whether its project qualifies as a "Project" under the relevant provisions of Article 18 of the General Municipal Law and the processes and costs that would be incurred in pursuit of the benefits available to a qualifying project ("Benefits"); and

WHEREAS, in anticipation of making an application to the PCIDA for Benefits, Potential Applicant has requested a pre-application meeting with the PCIDA which will require attendance by its professional consultants; and

WHEREAS, customarily, the PCIDA meets with potential applicants after an application is formally submitted, which in that event, all of the costs of its professionals are reimbursed under the provisions of the application; and

WHEREAS, the PCIDA desires to accommodate the Potential Applicant provided that the costs of its professional consultants are reimbursed through a Holding Account to be established hereby.

**Now THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, PCIDA and Apap Land Management LLC ("Potential Applicant") agree, as follows:

1. Reimbursement Agent. PCIDA and Apap Land Management LLC ("Potential Applicant") hereby appoint the Chairman of the PCIDA as the Agent to act in accordance with the provisions of this Reimbursement Agreement, and hereby designate it with the authority to receive, deposit and withdraw said funds from the Holding Account to pay the PCIDA's Expenses, as those terms are hereinafter defined.

2. Holding Account. Apap Land Management LLC ("Potential Applicant"): has, herewith, deposited with the PCIDA the sum of Ten Thousand Dollars (\$10,000.00), which shall be placed in a non-interest-bearing account (the "Holding Account").

3. Use of Holding Account. The Holding Account shall be used to pay for all expenses incurred by the PCIDA for services rendered by the Professional Consultants reasonably employed by the PCIDA for pre-application services ("PCIDA Expenses") provided in connection with Apap Land Management LLC ("Potential Applicant's") potential application. PCIDA Expenses may include, but shall not be limited to, the Professional Consultants' reasonable time expended in connection with pre-application meetings, discussions, legal research, and all other services reasonably rendered by such Professional Consultants in conjunction with said matter. Fees for Professional Consultants shall be set by retainer agreement between the PCIDA and the Professional Consultant at customary rates for the provision of the services.

4. Consultants Invoices. Professional Consultants of the PCIDA shall be required to submit all invoices to the PCIDA on a monthly or bi-monthly basis. The invoices shall, with sufficient specificity, set

forth: (i) descriptions of all work performed on a daily basis, (ii) total time spent performing such work on a daily basis, (iii) the charge for such work, including individual billing rates, (iv) a particular statement of any disbursements charged, and (v) the total fees charged for each bill or invoice. Invoices shall be transmitted to the Reimbursement Agent simultaneously with a copy to the duly authorized representative of Apap Land Management LLC ("Potential Applicant") for review and approval.

5. Automatic Approval of Invoices. Unless the Reimbursement Agent receives a written objection to any Invoice within five (5) business days of receipt of such Invoice, the Reimbursement Agent shall promptly release that amount of the Holding Account to pay the invoiced PCIDA expenses. All objections hereunder shall provide specific details describing the disputed task and associated costs and the basis for such objection. The Reimbursement Agent may pay from the Holding Account any undisputed portion of the Consultant Invoice as set forth above. In making payment of any of the PCIDA Expenses out of the Holding Account, the Reimbursement Agent shall be entitled to rely upon the accuracy and veracity of any bill, invoice and/or statement for services which is tendered to the Reimbursement Agent in connection with the Project; provided, however, that upon each payment of the PCIDA Expenses out of the Holding Account, the Reimbursement Agent shall provide Apap Land Management LLC ("Potential Applicant") with a true and correct copy of the invoice or bill being paid.

6. Appeals Procedure. In the event Apap Land Management LLC ("Potential Applicant"): timely objects to any Invoice, PCIDA and ("Potential Applicant") shall affirmatively seek to resolve said disagreement in a timely manner. If they are unable to resolve the disagreement within five (5) business days of the Reimbursement Agent's receipt of the written objection as set forth above, the parties shall select a mutually agreed upon neutral third party who shall be forwarded true and complete copies of written records relevant to the dispute, and who shall issue a written determination within a reasonable time, which determination shall be binding on both parties.

7. Refund of Holding Account. Within a reasonable time following the completion of all pre-application matters, PCIDA shall pay to Apap Land Management LLC ("Potential Applicant") the balance of the proceeds contained within the Holding Account but in no event shall the Holding Account remain in effect more than thirty (30) days after the Termination Date, unless Apap Land Management LLC ("Potential Applicant") requests to have the balance applied to application fees at the time it makes application.

8. Entire Understanding. This Agreement contains the entire understanding of the Subject Parties who hereby acknowledge that there has been and there are no representations, warranties, covenants or understandings other than those expressly set forth herein.

9. Modification. Neither this Agreement nor any provision hereof, shall be amended or modified, or deemed amended or modified, except by an agreement in writing duly subscribed and acknowledged with the same formality as this Agreement. This Agreement and the provisions hereof may not be modified, changed, waived, discharged or terminated orally.

10. Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the parties, their related entities, successors and assigns.

11. Legal Interpretation. All matters affecting the interpretation of this Agreement and the rights of the parties hereto shall be governed by the laws of the State of New York.

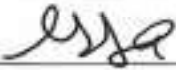
12. Severability. Should any provision contained within this Agreement be determined to be invalid or illegal, such invalidity or illegality shall not affect in anyway any other provision hereof, all of which shall continue, nevertheless, in full force and effect.

**IN WITNESS WHEREOF**, this Agreement has been executed as of the date first above written.

**PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
William H. Nulk, Chairman

\_\_\_\_\_  
Apap Land Management LLC (Project Applicant)

By: George Apap  Date: 2/27/26

Name: George Apap Title: Principal

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## 51 Ridge RD, Putnam, CT 06260



SALE **\$2,300,000** | Other

Courtesy Of KAZANTZOS ANDROULA

Located in a well-established industrial park, this high-quality 17,448 square foot metal building offers a rare combination of functionality, modern infrastructure, and expansion-ready land. Built in 2014 and situated on over 3.5 acres, the property is well-suited for manufacturing, distribution, warehousing, or service-based operations. The facility features a 155-foot clear-span layout with 16-foot ceilings, providing excellent open floor space for equipment, racking, or production lines. A 12'x14' overhead door allows for efficient loading and access. The building includes multiple private offices, conference rooms, making it ideal for businesses needing both administrative and operational space under one roof. Additional highlights include city water, efficient heat pump systems, and ample exterior yard space for parking, storage, or future development. This turnkey property offers a strategic opportunity for owner-users or investors seeking a modern industrial facility with built-in flexibility and a prime location within a growing industrial corridor.

### Property Features

- Age: 11-20 Years Old
- Architecture Style: Other
- Building Units: 0
- Floors: 1
- Heating System: Electric (Heating)
- Heating System: Forced Air
- MLSID: 11852892
- Roof Type: Metal
- Rooms: Bathroom 4
- Rooms: Bathroom 2
- Rooms: Bathroom 3
- Rooms: Bathroom 1

Contact Office >

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### Directions to This Property

51 Ridge RD, Putnam, CT 06260





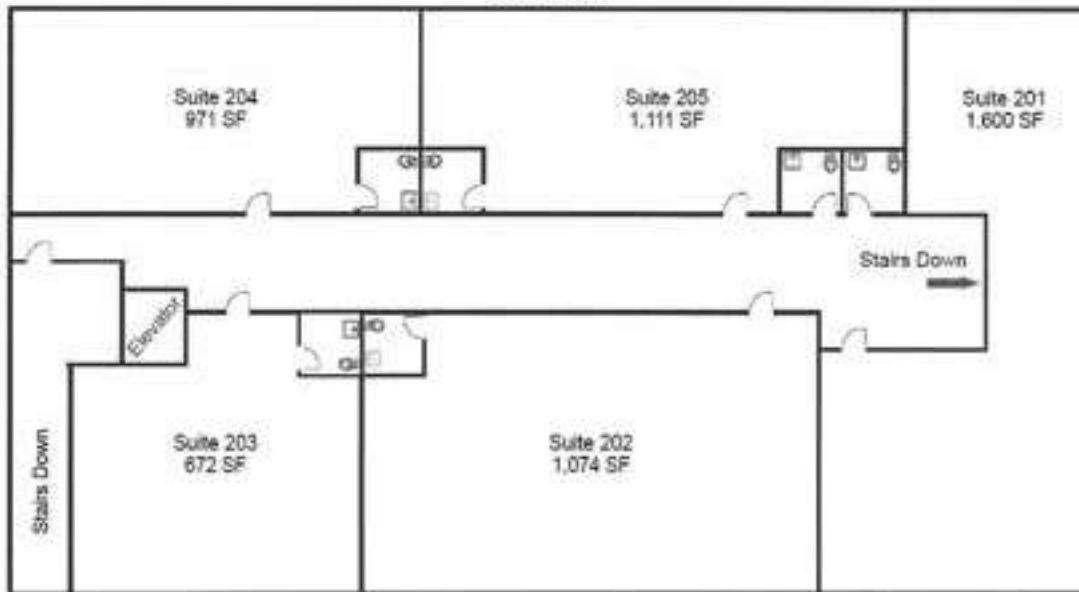
# SALE

**7 DUNHAM DR**  
New Fairfield, CT 06812

7 Dunham Dr  
First Floor



7 Dunham Dr  
Second Floor



**Dan Sousa**  
(203) 948-7870



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

This document has been prepared solely for informational purposes. It is not intended to constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision.

## CENTURY 21 AllPoints

110 MILL PLAIN ROAD DANBURY CT 06811

PRICE	BEDROOMS	BATHROOM	ACREAGE	MLS NUMBER
\$1,750,000			0.99	24132554



**PRIME RETAIL DEVELOPMENT SITE - 1 ACRE AT I-84 EXIT 2 For Sale: \$1,750,000 | Long-Term Land Lease: \$8,000/Month NNN** After years off the market, this exceptional retail parcel is finally available - and opportunities like this don't come around often. Perfectly positioned at the highly traveled intersection of Mill Plain Road and Ridgebury Road (Exit 2 off I-84), this one-acre site delivers unmatched visibility, easy access, and outstanding demographics. The property offers flexibility to build-to-suit or repurpose the existing structures to fit your corporate needs. A new survey and multiple concept site plans - some with approved setback variances - make development planning straightforward. All public utilities are available: city water, city sewer, and natural gas. Surrounded by office complexes, corporate headquarters, new apartment communities, and major condominium projects, this location captures the daily traffic of commuters, residents, and visitors alike. It's a prime fit for national food, retail, and service brands seeking high visibility without a drive-thru. The CA-80 zoning encourages a wide range of commercial uses. Nearby neighbors include Starbucks, major hotels, gas stations, and national retail brands-a proven corridor for strong sales performance. Please note: due to the aquifer protection district, new gas stations and fast-food drive-thrus are restricted.

**Location:** Highway Access,  
Strip Mall

**State:** CT

**Zip:** 06811

**Building Number:** 110

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### Building

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**Foundation:** Concrete

**Roof:** Asphalt Shingle,  
Shake

**Year Built:** 1960

**Flooring:** Plywood

**Square Feet:** 10,000

**Sqft retail:** 10000

**Stories:** 2

**Dock:** 1

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### Property

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**Acreage:** 0.99

**Lot Description:** Corner Lot,  
Dry, Sloping Lot

**Business included:** No

**Road Frontage  
Description:** Interstate  
Highway, State Road,  
Municipal Street

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### Interior

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### Exterior

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### Utilities

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**Heat System:** Other

**Utilities available:** Electric  
Available, Gas Available,  
Phone Available, Cable  
Available

**Water source:** Public Water  
Connected

**Sewage system:** Public  
Sewer Connected

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### Amenities

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# THE OFFERING

Coldwell Banker Commercial Realty is pleased to present 9 Old Sugar Hollow Road, a 12,720 square foot, three-story suburban office building situated on 2.22 acres in Danbury's IL-40 corridor.

Offered at \$995,000, the property presents a rare opportunity for an owner-user to acquire a standalone headquarters building at a basis significantly below submarket sales averages and replacement cost.

The building is elevator-served and designed with efficient 4,240 SF floor plates that allow for single-tenant occupancy or future multi-tenant configuration. With over 50 on-site parking spaces, the property offers operational flexibility and long-term optionality.

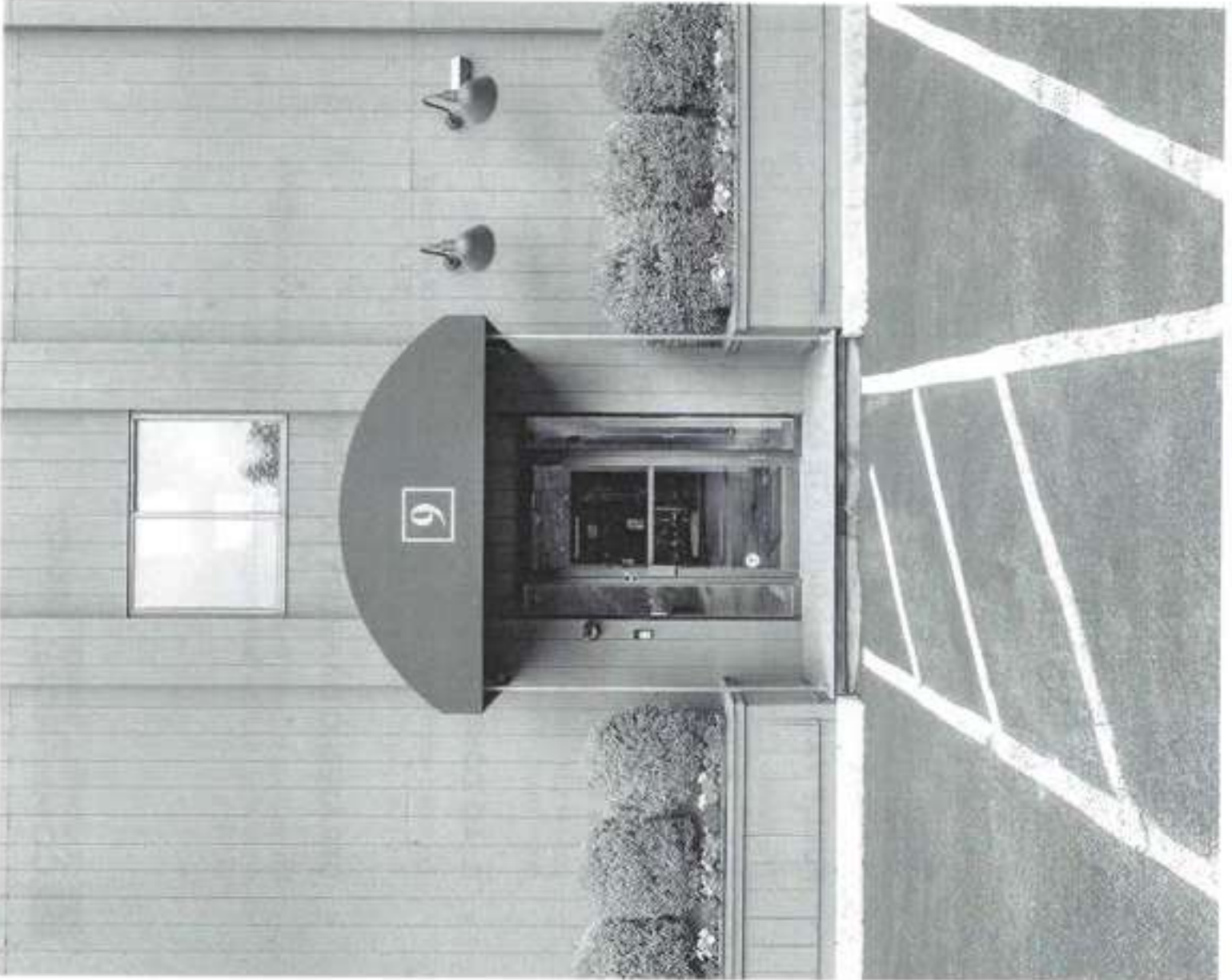
Strategically positioned minutes from I-84 and Route 7, the location provides strong regional accessibility while maintaining a private, campus-style setting overlooking the Danbury Airport corridor.

## PROPERTY SUMMARY

**SALE PRICE:** \$995,000

**BUILDING AREA:** 12,720 SF +/-

**ZONING:** IL-40



## BUILDING DETAILS

### SITE DETAILS

PROPERTY ADDRESS	9 Old Sugar Hollow Rd, Danbury, CT
LAND AREA	2.22 AC
ZONING	IL-40
PARKING	4 / 1000

### CONSTRUCTION & MECHANICAL DETAILS

BUILDING AREA	12,720
YEAR BUILT	1970
FLOORS	3
TYPE OF CONSTRUCTION	Wood Frame
HVAC	Central A/C
SECURITY	24/7 Access
ELEVATOR	1 Passenger Elevator



## CENTURY 21 AllPoints

40 MAIN NORTH STREET WOODBURY CT 06798

PRICE	BEDROOMS	BATHROOM	ACREAGE	MLS NUMBER
\$1,300,000			1.51	24154908



Prime Commercial Real Estate along Main Street Woodbury. 11800 sq feet of retail, medical and office space. Excellent investment opportunity!

### Contact Information

CENTURY 21 AllPoints

117 North Main Street Southington CT 06489

Office Phone: 800-525-7793

Fax:

[century21allpointsrealty@gmail.com](mailto:century21allpointsrealty@gmail.com)

[www.allpointshomes.com](http://www.allpointshomes.com)



### Property Details for 40 Main North Street Woodbury CT 06798 Basic Information

**Broker Name:** Drakeley Real Estate, Inc.

**Price:** \$1,300,000

**MLS Number:** 24154908

**Road Frontage:** 236

**Road Frontage**  
**Description:** State Road

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**Interior**

**Interior features:** Elevator,  
Fire Suppression System

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**Exterior**

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**Utilities**

**Heat System:** Hot Air

**Heating Fuel:** Electric, Other

**Utilities available:** Electric

**Water source:** Public Water  
Connected

**Cooling System:** Central Air

**Sewage system:** Septic

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**Amenities**

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**Water Body**

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**Legal**

**Zoning:** MSD

**Short Sale:** No

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**Auction**

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**Other**

**Date Listed:** 02/18/2026

# SALE

## 1039 DANBURY ROAD

1039 Danbury Road Wilton, CT 06897



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is proud to present this commercial property for sale on Danbury Road in Wilton, CT. The 11,607 SF building is located on Route 7 with approximately 30,000 vehicles per day, providing strong visibility and access. Zoned General Business, the 2.1-acre site offers ample parking and flexibility for a range of commercial uses. A tenant is currently in place, providing in-place income with the potential for future owner-user occupancy or repositioning. The property is well suited for retail, automotive, or service-oriented users seeking a presence along a high-traffic corridor.

### PROPERTY HIGHLIGHTS

- 11,607 SF building
- High traffic location on Route 7
- General Business zoning
- 2.1 acres of land
- Excellent visibility and parking

### OFFERING SUMMARY

Sale Price:	\$1,795,000
Lot Size:	2.1 Acres
Building Size:	11,607 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	612	5,310	16,302
Total Population	1,523	13,236	40,718
Average HH Income	\$197,959	\$204,889	\$207,288

**Chris Scatterday**  
(203) 461-1931

**Rafael Cerulo**  
(203) 627-8952



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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# SALE

## 1039 DANBURY ROAD

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## Transaction List by Vendor

George Apap, Inc.  
January-December, 2025

Date	Transaction type	Num	Posting (Y/N)	Memo/Description	Account full name	Amount
				Brewster Paint & Decorating Center		\$424,131.57
				Home Depot		\$174,756.23
				Walauer's		\$293,254.81
				<b>TOTAL</b>		<b>\$892,142.61</b>