



Department of
Housing Preservation
& Development
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DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

VICKI BEEN, Commissioner

421-a Partial Tax Exemption Program

Office of Development-Division of Housing Incentives

100 GOLD STREET, NEW YORK, N.Y. 10038

(212) 863-8540

Final Certificate of Eligibility

Owner : 534 WEST 42ND STREET LLC

Docket #: TEO8773

Length of Exemption: 10 Years

Owner Address : 825 3 AVENUE, 37 F
NEW YORK, NY 10022

Address	Borough	Block	Lot	Construction Start Date	Certificate of Occupancy Date
534 West 42 Street	Manhattan	01070	7502	06/07/2007	08/26/2010

Total Number of Units: 7


Final Initial Adjusted Monthly Rent Per Room: Condo

Ineligible AFA: 0.00%

Comments: 1. FORMERLY LOT 49 2. 7 RESIDENTIAL UNITS + RESIDENTIAL STORAGE & LAUNDRY (CELLAR), RETAIL (1ST FLOOR) & TERRACE (ROOF) 3. CONDO LOTS: 1101 (RETAIL) & 1102 - 1108 (RESIDENTIAL)

The applicant filed an application for a Preliminary Certificate of Eligibility on 05/05/2008, received a Preliminary Certificate of Eligibility on 09/17/2014, and filed an application for a Final Certificate of Eligibility for a completed structure on 06/11/2008. The Commissioner, having determined that such Final Certificate of Eligibility be issued, hereby grants to said applicant, pursuant to Section 421-a of the Real Property Tax Law and the 421-a Rules of the Department of Housing Preservation and Development promulgated thereunder, this Final Certificate of Eligibility for Partial Tax Exemption for the above premises, except as to those portions of the new building, if any, which are non-residential and which exceed the allowable 12% of Commercial, Community Facility and Accessory Use Space. This Certificate must be filed with the New York City Department of Finance immediately upon issuance.

Date of Issuance: **OCT 08 2014**


Elaine R. Toribio
Director, Tax Incentive Programs

OCT 08 2014
