



# DTF-70

(12/11)

New York State Department of Taxation and Finance

## Brownfield Redevelopment Report

Developers of brownfield sites are required to file an annual report with the Tax Department. The report must include the amounts of state and local taxes generated by the activities of the businesses and employees operating on the brownfield site. If the actual amounts are unavailable, a developer may provide estimates. The department is implementing the reporting requirement using Form DTF-70 for periods beginning December 1, 2008.

Developers are generally defined as taxpayers who have executed a Brownfield Cleanup Agreement (BCA) with the Department of Environmental Conservation (DEC) and have been issued or are expected to be issued a Certificate of Completion (COC), or taxpayers that have purchased or acquired a qualified site for which a COC has been issued from an unrelated party.

A developer must compile the required information from any lessees and other developers and combine the information with its own to produce one report for the qualified site. In cases where there are multiple developers on the same site, the report must be completed by only one of the developers, but it must contain information for all activity on the site by all developers and lessees.

The report is first due within one year after the execution of the BCA and for 11 years thereafter. The annual reporting period covers all activity occurring on the site from December 1 through November 30 of the following year. The report is due by December 31 of each year. If a developer would like to request an alternate reporting period, the request should be submitted to the address below.

Developer respectfully requests the Department's consent to use its taxable year (the calendar year) as the reporting period for Form DTF-70.

Starting date of report (mm-dd-yyyy)	Ending date of report (mm-dd-yyyy)
01-01-2013	12-31-2013

### Part 1 – Site identifying information

Name of developer completing report Equity One (Northeast Portfolio) Inc.		
Names of all other developers (attach additional sheets if necessary) Equity One, Inc. Equity One Realty & Management FL, Inc.		
Division of Environmental Remediation site number C130206	Site name Former Avis Headquarters Property	DEC region 1
Site location – include street address, municipality, and county 900 Old Country Road, Garden City, NY (Nassau County)		
Date BCA executed (mm-dd-yyyy) 11-10-2010	Date COC issued (mm-dd-yyyy) 08-13-2012	Date COC sold or transferred (if applicable) (mm-dd-yyyy) N/A

- A. Mark an **X** in the box if the site is located in an EN-Zone .....
- If Yes, enter the percent of the qualified site located within an EN-Zone .....  .  %
- B. Mark an **X** in the box if the site is located in a Brownfield Opportunity Area .....
- C. Will the site be used/is the site used primarily for manufacturing activities? ..... Yes  No
- D. Has the use of the property changed since the last report? (If Yes, list new use below) ..... Yes  No

Send your report or request to: NYS TAX DEPARTMENT  
OTPA – BROWNFIELD REPORTING UNIT  
W A HARRIMAN CAMPUS  
ALBANY NY 12227

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Has any new development occurred on the property since the last report? (If Yes, describe below) ..... Yes  No

This report relates to tax year ending 31-Dec-2013. Remediation activities for the site were completed in 2012, and the CoC was issued 13-Aug-2012. A significant portion of the facility (known as The Gallery at Westbury Plaza) opened in 2012, and the balance opened in 2013.

**Part 2 - Tax information**

For each applicable tax article or type below, list the actual or estimated amount of tax generated by the activities of the businesses and employees operating on the brownfield site. If the businesses were subject to the tax, but did not generate tax revenue, enter 0. If the businesses were not subject to the tax, enter N/A.

	Actual or Estimated (mark an X in one)		Amount
<b>State taxes</b>			
Article 9 - Corporation Tax	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Article 9-A - Franchise Tax on Business Corporations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown (n. 1)
Article 11 - Tax on Mortgages	<input type="checkbox"/>	<input type="checkbox"/>	Confidential
Article 13 - Tax on Unrelated Business Income	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Article 22 - Personal Income Tax	<input type="checkbox"/>	<input type="checkbox"/>	Unknown (n. 1)
Article 28 - Sales and Compensating Use Taxes	<input type="checkbox"/>	<input type="checkbox"/>	Unknown (n. 1)
Article 29 - Taxes authorized for cities, counties, and school districts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,004,126
Article 30 - City Personal Income Tax	<input type="checkbox"/>	<input type="checkbox"/>	Unknown (n. 1)
Article 31 - Real Estate Transfer Tax	<input type="checkbox"/>	<input type="checkbox"/>	0
Article 32 - Franchise Tax on Banking Corporations	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Article 33 - Franchise Tax on Insurance Corporations	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Article 33-A - Tax on Independently Procured Insurance	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Article 33-B - Tax on Real Estate Transfers in Towns	<input type="checkbox"/>	<input type="checkbox"/>	0
<b>Local taxes</b>			
Any Real Property Taxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$695,874
New York City Unincorporated Business Taxes	<input type="checkbox"/>	<input type="checkbox"/>	N/A
New York City Business Taxes	<input type="checkbox"/>	<input type="checkbox"/>	N/A
New York City Real Property Transfer Taxes	<input type="checkbox"/>	<input type="checkbox"/>	N/A
New York City Mortgage Taxes	<input type="checkbox"/>	<input type="checkbox"/>	N/A

**Notes:**

(1) The Gallery at Westbury Plaza is a shopping center with over 300,000 square feet of retail space. The facility generates a significant amount of sales and use tax revenue, and the Developer expects that the activities of tenants at the facility also generate significant income, payroll, franchise, and/or other taxes on tenants and their employees.

