

Annual Report for Rockland County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2022

Run Date: 03/29/2023  
 Status: CERTIFIED  
 Certified Date: 03/29/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-21-01A	State Sales Tax Exemption	\$0.00	
Project Type	Lease	Local Sales Tax Exemption	\$0.00	
Project Name	Triangle Squared Realty	County Real Property Tax Exemption	\$90,434.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$25,055.00	
Original Project Code		School Property Tax Exemption	\$90,434.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,500,000.00	Total Exemptions	\$205,923.00	
Benefited Project Amount	\$12,000,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00	Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$24,000.00	\$24,000.00
Not For Profit		Local PILOT	\$24,000.00	\$24,000.00
Date Project approved	9/1/2021	School District PILOT	\$72,000.00	\$72,000.00
Did IDA took Title to Property	No	Total PILOT	\$120,000.00	\$120,000.00
Date IDA Took Title to Property		Net Exemptions	\$85,923.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	2021- Project is under construction. School PILOT begins in 2021. Town and County PILOT begins in 2022			
Location of Project		# of FTEs before IDA Status	15.00	
Address Line1	25 Hemlock Drive	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	CONGERS	Annualized Salary Range of Jobs to be Created	35,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	15.00	
Zip - Plus4	10920	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-3.00	
Applicant Name	Triangle Squared Realty Hemlock, LLC	Project Status		
Address Line1	136 1st Street	Current Year Is Last Year for Reporting		
Address Line2		There is no Debt Outstanding for this Project		
City	NANUET	IDA Does Not Hold Title to the Property		
State	NY	The Project Receives No Tax Exemptions		
Zip - Plus4	10954			
Province/Region				
Country	USA			