

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/27/2026

Status: CERTIFIED

Certified Date: 03/27/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-22-01A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Admirals Cove Holdings	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,361.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$84,386.29	
Original Project Code		School Property Tax Exemption	\$852,852.65	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$98,219,351.00	Total Exemptions	\$943,599.94	
Benefited Project Amount	\$92,520,693.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$5,964.00
Not For Profit	No		Local PILOT	\$72,460.00
Date Project approved	9/17/2020		School District PILOT	\$121,256.00
Did IDA took Title to Property	Yes		Total PILOT	\$199,680.00
Date IDA Took Title to Property	1/7/2022		Net Exemptions	\$743,919.94
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2 Girling Drive	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	HAVERSTRAW	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10927	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.00	
Applicant Name	Admirals Cove Holdings LLC			
Address Line1	100 Summit Lake Drive	Project Status		
Address Line2				
City	VALHALLA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10595	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			