

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	
<b>Project Code</b>	3901-23-04A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Chartwell Pharmaceuticals	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$102,780.43	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$292,547.23	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$24,000,000.00	<b>Total Exemptions</b>	\$395,327.66	
<b>Benefited Project Amount</b>	\$24,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$13,516.11
<b>Date Project approved</b>	10/19/2023		<b>School District PILOT</b>	\$72,000.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$85,516.11
<b>Date IDA Took Title to Property</b>	1/1/2024		<b>Net Exemptions</b>	\$309,811.55
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>		
<b>Notes</b>	The original job creation number should have been 50 jobs created at this new site as per the application and authorizing documents.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	125.00	
<b>Address Line1</b>	77 Brenner Drive	<b>Original Estimate of Jobs to be Created</b>	75.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	61,250.00	
<b>City</b>	CONGERS	<b>Annualized Salary Range of Jobs to be Created</b>	45,000.00	To: 80,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	125.00	
<b>Zip - Plus4</b>	10920	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	61,250.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	109.50	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-15.50	
<b>Applicant Name</b>	Chartwell Pharmeceuticals LLC	<b>Project Status</b>		
<b>Address Line1</b>	150 Wells Avenue			
<b>Address Line2</b>				
<b>City</b>	CONGERS	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10920	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			