

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	3901-22-02A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Friendship Ventures Assisted Living	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$68,393.18	
Original Project Code		School Property Tax Exemption	\$74,281.67	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,400,000.00	Total Exemptions	\$142,674.85	
Benefited Project Amount	\$11,400,000.00	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	\$0.00
Not For Profit	No		Local PILOT	\$12,310.79
Date Project approved	9/23/2021		School District PILOT	\$13,370.72
Did IDA took Title to Property	Yes		Total PILOT	\$25,681.51
Date IDA Took Title to Property	12/1/2022		Net Exemptions	\$116,993.34
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	2022 - Project is under construction . PILOT begins in Sept. 2024 with the School Tax only. Full PILOT in effect 2025.			
Location of Project		# of FTEs before IDA Status	8.00	
Address Line1	156 West Clarkstown Road	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	NEW CITY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	8.00	
Zip - Plus4	10956	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	27.00	
Applicant Name	Friendship Ventures, LLC	Project Status		
Address Line1	32 Pine Tree Dr.			
Address Line2				
City	POUGHKEEPSIE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12603	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			