



Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/04/2025  
Status: CERTIFIED  
Certified Date: 04/03/2025IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	47041305A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1998 PECONIC/ALLIED BUILDING PRODUCTS	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$836.00	
Original Project Code		Local Property Tax Exemption	\$17,529.00	
Project Purpose Category	Wholesale Trade	School Property Tax Exemption	\$29,613.00	
Total Project Amount	\$1,845,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,750,000.00	Total Exemptions	\$47,978.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$761.00	\$761.00
Date Project approved	7/1/2013	Local PILOT	\$16,007.00	\$16,007.00
Did IDA took Title to Property	Yes	School District PILOT	\$27,041.00	\$27,041.00
Date IDA Took Title to Property	10/31/2014	Total PILOT	\$43,809.00	\$43,809.00
Year Financial Assistance is Planned to End	2024	Net Exemptions	\$4,169.00	
Notes	Benefitted amount includes land and construction cost at full percentage.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	558 Edwards Avenue	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	CALVERTON	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	11933	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	1998 Peconic LLC			
Address Line1	2410 North Ocean Avenue	Project Status		
Address Line2				
City	FARMINGVILLE	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	11738	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	



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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 15 01				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	20 WEST MAIN		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$693.00	
Original Project Code			Local Property Tax Exemption	\$14,563.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$24,603.00	
Total Project Amount	\$1,475,500.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,434,500.00		Total Exemptions	\$39,859.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$114.00	\$114.00
Date Project approved	6/1/2015		Local PILOT	\$2,394.00	\$2,394.00
Did IDA took Title to Property	Yes		School District PILOT	\$4,044.00	\$4,044.00
Date IDA Took Title to Property	7/17/2015		Total PILOT	\$6,552.00	\$6,552.00
Year Financial Assistance is Planned to End	2026		Net Exemptions	\$33,307.00	
Project Employment Information					
Notes	Benefitted amount excludes professional fees. Project is adaptive reuse mixed commercial building				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	20 West Main Street		Original Estimate of Jobs to be Created	2.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	RIVERHEAD		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	11901		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	68.50	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	68.50	
Applicant Name	20 West Main, LLC				
Address Line1	PO Box 1426		Project Status		
Address Line2					
City	WESTHAMPTON BEACH		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11978		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 24 01				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	203 Riverhead, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$0.00	
Total Project Amount	\$81,920,682.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$73,365,401.00		Total Exemptions	\$0.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	4/8/2024		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/18/0024		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2041		Net Exemptions	\$0.00	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	203-213 East Main Street		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	69,000.00	
City	RIVERHEAD		Annualized Salary Range of Jobs to be Created	0.00	To: 69,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	203 Riverhead, LLC				
Address Line1	58 Vanderbilt Motor Parkway		Project Status		
Address Line2					
City	COMMACK		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11725		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 22 01				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	205 Osborn, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$343.00	
Original Project Code			Local Property Tax Exemption	\$6,322.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$12,190.00	
Total Project Amount	\$19,593,827.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$19,593,827.00		Total Exemptions	\$18,855.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$169.00	\$169.00
Date Project approved	7/11/2022		Local PILOT	\$3,108.00	\$3,108.00
Did IDA took Title to Property	Yes		School District PILOT	\$5,993.00	\$5,993.00
Date IDA Took Title to Property	9/1/2022		Total PILOT	\$9,270.00	\$9,270.00
Year Financial Assistance is Planned to End	2034		Net Exemptions	\$9,585.00	
Notes	2024 Delayed construction	Project Employment Information			
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	205 Osborn Avenue		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	RIVERHEAD		Annualized Salary Range of Jobs to be Created	0.00	To: 60,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	205 Osborn Avenue, LLC				
Address Line1	36 New York Avenue, 2nd Floor				
Address Line2					
City	HUNTINGTON		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11743		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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Project Code	4704 21 01	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	331 East Main	County Real Property Tax Exemption	\$2,633.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$55,365.00		
Original Project Code		School Property Tax Exemption	\$93,531.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,143,851.00	Total Exemptions	\$151,529.00		
Benefited Project Amount	\$11,079,250.00	Total Exemptions Net of RPTL Section 485-b			
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	\$626.00	\$626.00	
Not For Profit	No	Local PILOT	\$13,157.00	\$13,157.00	
Date Project approved	10/5/2020	School District PILOT	\$22,226.00	\$22,226.00	
Did IDA took Title to Property	Yes	Total PILOT	\$36,009.00	\$36,009.00	
Date IDA Took Title to Property	1/1/2021	Net Exemptions	\$115,520.00		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	331 East Main Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	0.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	331 East Main Street, LLC				
Address Line1	36 New York Avenue	Project Status			
Address Line2					
City	HUNTINGTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11743	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



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Project Code	47041304A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	400 BURMAN BOULEVARD/ISLAND GREEN STEEL, LLC	County Real Property Tax Exemption	\$1,250.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$25,933.00		
Original Project Code		School Property Tax Exemption	\$44,384.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,372,000.00	Total Exemptions	\$71,567.00		
Benefited Project Amount	\$3,405,000.00	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	\$505.00		\$505.00
Not For Profit	No	Local PILOT	\$10,481.00		\$10,481.00
Date Project approved	7/8/2013	School District PILOT	\$17,939.00		\$17,939.00
Did IDA took Title to Property	Yes	Total PILOT	\$28,925.00		\$28,925.00
Date IDA Took Title to Property	8/1/2013	Net Exemptions	\$42,642.00		
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Benefitted project amount includes 40 of construction cost plus acquisition/rehab cost of the building. Land cost not included, nor equipment cost. Equipment cost is as of right sales tax for manufacturer.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	400 BURMAN BLVD	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	CALVERTON	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	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	124.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	124.00		
Applicant Name	400 BURMAN BLVD	Project Status			
Address Line1	400 BURMAN BLVD				
Address Line2					
City	CALVERTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11933	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>	<b>Payment Information</b>	
<b>Project Code</b>	4701 10 01A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	ATLANTIS HOLDING COMPANY, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>County Real Property Tax Exemption</b>	\$17,723.00	
<b>Original Project Code</b>	4704 99 02A	<b>Local Property Tax Exemption</b>	\$372,622.00	
<b>Project Purpose Category</b>	Services	<b>School Property Tax Exemption</b>	\$629,493.00	
<b>Total Project Amount</b>	\$24,323,000.00	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Benefited Project Amount</b>	\$21,423,000.00	<b>Total Exemptions</b>	\$1,019,838.00	
<b>Bond/Note Amount</b>		<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Annual Lease Payment</b>	\$0.00	<b>Pilot payment Information</b>		
<b>Federal Tax Status of Bonds</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Not For Profit</b>	No	<b>County PILOT</b>	\$2,142.00	\$2,142.00
<b>Date Project approved</b>	2/24/2010	<b>Local PILOT</b>	\$45,037.00	\$45,037.00
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$76,084.00	\$76,084.00
<b>Date IDA Took Title to Property</b>	2/26/2010	<b>Total PILOT</b>	\$123,263.00	\$123,263.00
<b>Net Exemptions</b>		<b>Net Exemptions</b>	\$896,575.00	
<b>Year Financial Assistance is Planned to End</b>	2021	<b>Project Employment Information</b>		
<b>Notes</b>	Acquisition of 4 parcels of land, construction and equipping of a new addition to existing building for exhibit, banquet and conference space and construction and equipping of new building for use as a hotel. This is a four phase project. Phase II extended the PILOT out to 2021. Phase III extended the PILOT out to 2031.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	72.00	
<b>Address Line1</b>	431 East Main Street	<b>Original Estimate of Jobs to be Created</b>	103.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	38,177.00	
<b>City</b>	RIVERHEAD	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To:</b> 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	72.00	
<b>Zip - Plus4</b>	11901	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	38,177.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	140.00	
<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>	68.00	
<b>Applicant Name</b>	Atlantis Holding Company, LLC			
<b>Address Line1</b>	PO Box 386	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	HOLTSVILLE	<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>	11742	<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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 16 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	ATLANTIS PHASE III PRESTON HOUSE	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	County Real Property Tax Exemption	\$2,183.00		
Original Project Code	4704 99 02A	Local Property Tax Exemption	\$45,910.00		
Project Purpose Category	Other Categories	School Property Tax Exemption	\$77,558.00		
Total Project Amount	\$10,691,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$10,345,000.00	Total Exemptions	\$125,651.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$0.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$121.00	\$121.00	
Date Project approved	5/2/2016	Local PILOT	\$2,547.00	\$2,547.00	
Did IDA took Title to Property	Yes	School District PILOT	\$4,303.00	\$4,303.00	
Date IDA Took Title to Property	7/12/2016	Total PILOT	\$6,971.00	\$6,971.00	
Year Financial Assistance is Planned to End	2029	Net Exemptions	\$118,680.00		
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	428 East Main Street	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,902.90		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	15,500.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	22.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	22.00		
Applicant Name	J. Petrocelli Development Assoc/Preston House, LLC				
Address Line1	100 Comac Street	Project Status			
Address Line2					
City	RONKONKOMA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11779	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 23 3				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Bradford Allen Hospitality Riverhead JV	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	County Real Property Tax Exemption	\$12,410.00		
Original Project Code	4705 15 04	Local Property Tax Exemption	\$260,921.00		
Project Purpose Category	Other Categories	School Property Tax Exemption	\$440,790.00		
Total Project Amount	\$37,000,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$37,000,000.00	Total Exemptions	\$714,121.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$0.00	\$0.00	
Date Project approved	10/2/2023	Local PILOT	\$52,172.00	\$52,172.00	
Did IDA took Title to Property	Yes	School District PILOT	\$65,390.00	\$65,390.00	
Date IDA Took Title to Property	12/12/2023	Total PILOT	\$117,562.00	\$117,562.00	
Year Financial Assistance is Planned to End	2028	Net Exemptions	\$596,559.00		
Project Employment Information					
Notes	This was an assignment of a pre-existing project known as Browning Hotel Properties				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2012 Old Country Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	34,444.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	20,100.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	65.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	65.00		
Applicant Name	Jeffrey Bernstein				
Address Line1	300 S. Wacker Drive Suite 3500	Project Status			
Address Line2					
City	CHICAGO	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60606	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>	<b>Payment Information</b>	
<b>Project Code</b>	4704 16 03			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	CITY CIDER HOUSE, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>County Real Property Tax Exemption</b>	\$2,078.00	
<b>Original Project Code</b>		<b>Local Property Tax Exemption</b>	\$43,677.00	
<b>Project Purpose Category</b>	Manufacturing	<b>School Property Tax Exemption</b>	\$73,785.00	
<b>Total Project Amount</b>	\$6,115,000.00	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Benefited Project Amount</b>	\$3,843,750.00	<b>Total Exemptions</b>	\$119,540.00	
<b>Bond/Note Amount</b>		<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Annual Lease Payment</b>	\$0.00	<b>Pilot payment Information</b>		
<b>Federal Tax Status of Bonds</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Not For Profit</b>			County PILOT	\$1,694.00
<b>Date Project approved</b>	5/2/2016		Local PILOT	\$35,609.00
<b>Did IDA took Title to Property</b>	Yes		School District PILOT	\$60,157.00
<b>Date IDA Took Title to Property</b>	10/11/2016		Total PILOT	\$97,460.00
<b>Year Financial Assistance is Planned to End</b>	2029		<b>Net Exemptions</b>	\$97,460.00
<b>Notes</b>	Benefit amount is 23% of real property attributable to abate, const costs and equipment despite possible auto sales tax on manufacturing equipment.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	2711 Sound Avenue	<b>Original Estimate of Jobs to be Created</b>	6.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	51,666.00	
<b>City</b>	CALVERTON	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 85,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	11933	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	10.00	
<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>	10.00	
<b>Applicant Name</b>	J King Realty/City Cider House, LLC			
<b>Address Line1</b>	700 Furrows Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	HOLTSVILLE	<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>	11742	<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			



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Status: CERTIFIED  
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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 18 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Calverton Addiction and Treatment Center	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$29,802.00	
Original Project Code		Local Property Tax Exemption	\$619,832.00	
Project Purpose Category	Other Categories	School Property Tax Exemption	\$1,058,507.00	
Total Project Amount	\$59,062,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$51,492,000.00	Total Exemptions	\$1,708,141.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$11,606.00	\$11,606.00
Date Project approved	3/5/2018	Local PILOT	\$241,385.00	\$241,385.00
Did IDA took Title to Property	Yes	School District PILOT	\$412,220.00	\$412,220.00
Date IDA Took Title to Property	8/7/2019	Total PILOT	\$665,211.00	\$665,211.00
Year Financial Assistance is Planned to End	2031	Net Exemptions	\$1,042,930.00	
Notes	PILOT Agreement states - First two years will be construction and payment of RPT on vacant land. Commencing the 2021 year, a an abatement of the improvements will apply on a decreasing scale until 2030-31 tax year. Project costs increased in 2019. Total project now at \$89,639,494.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Jan Way	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	77,950.00	
City	CALVERTON	Annualized Salary Range of Jobs to be Created	35,000.00	To: 175,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	201.60	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	201.60	
Applicant Name	Calverton Addiction and Treatment, LLC/EDBK at Calverton, LLC			
Address Line1	67 Clinton Road	Project Status		
Address Line2				
City	GARDEN CITY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11530	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 04 03A				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	EASTERN WHOLESALE FENCE CO., INC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing		School Property Tax Exemption	\$0.00	
Total Project Amount	\$4,900,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$4,900,000.00		Total Exemptions	\$0.00	
Bond/Note Amount	\$4,900,000.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment			Pilot payment Information		
Federal Tax Status of Bonds	Tax Exempt			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	12/20/2004		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/29/2004		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2030		Net Exemptions	\$0.00	
Notes	Manufacture of PVC Fencing materials	Project Employment Information			
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	274 MIDDLE ISLAND ROAD	Original Estimate of Jobs to be Created	75.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	MEDFORD	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11763	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	132.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	132.00		
Applicant Name	Eastern Wholesale Fence Co, Inc.				
Address Line1	274 Middle Island Road		Project Status		
Address Line2					
City	MEDFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11763	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 15 03				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	FIREHOUSE/WOLF/LONG BEARD	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$382.00		
Original Project Code		Local Property Tax Exemption	\$8,046.00		
Project Purpose Category	Manufacturing	School Property Tax Exemption	\$13,593.00		
Total Project Amount	\$986,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$950,000.00	Total Exemptions	\$22,021.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$0.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$66.00	\$66.00	
Not For Profit	No	Local PILOT	\$1,396.00	\$1,396.00	
Date Project approved	8/3/2015	School District PILOT	\$2,358.00	\$2,358.00	
Did IDA took Title to Property	Yes	Total PILOT	\$3,820.00	\$3,820.00	
Date IDA Took Title to Property	8/31/2015	Net Exemptions	\$18,201.00		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Benefitted amount excludes professional fees. This property was muni owned property off the tax rolls until IDA made it a project.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	24 East Second Street	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	21.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	21.00		
Applicant Name	Wolf Properties Associates, LP/Long Beard				
Address Line1	PO Box960	Project Status			
Address Line2					
City	CUTCHOGUE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11935	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>		<b>Payment Information</b>	
<b>Project Code</b>	4704 17 2	<b>State Sales Tax Exemption</b>	\$0.00	<b>Actual Payment Made</b>	\$0.00
<b>Project Type</b>	Lease	<b>Local Sales Tax Exemption</b>	\$0.00	<b>Payment Due Per Agreement</b>	\$0.00
<b>Project Name</b>	Georgica Green/Riverhead Apartments	<b>County Real Property Tax Exemption</b>	\$6,234.00	<b>County PILOT</b>	\$1,070.00
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$131,064.00	<b>Local PILOT</b>	\$22,489.00
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$221,416.00	<b>School District PILOT</b>	\$37,992.00
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>Mortgage Recording Tax Exemption</b>	\$0.00	<b>Total PILOT</b>	\$61,551.00
<b>Total Project Amount</b>	\$57,072,768.00	<b>Total Exemptions</b>	\$358,714.00	<b>Net Exemptions</b>	\$297,163.00
<b>Benefited Project Amount</b>	\$37,356,683.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		<b>Project Employment Information</b>	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		<b># of FTEs before IDA Status</b>	0.00
<b>Annual Lease Payment</b>	\$0.00			<b>Original Estimate of Jobs to be Created</b>	3.00
<b>Federal Tax Status of Bonds</b>				<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	55,000.00
<b>Not For Profit</b>	No			<b>Annualized Salary Range of Jobs to be Created</b>	55,000.00
<b>Date Project approved</b>	9/11/2017			<b>Original Estimate of Jobs to be Retained</b>	0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00
<b>Date IDA Took Title to Property</b>	11/2/2017			<b>Current # of FTEs</b>	35.00
<b>Year Financial Assistance is Planned to End</b>	2051			<b># of FTE Construction Jobs during Fiscal Year</b>	0.00
<b>Notes</b>	Mixed Use Affordable Workforce Housing with a retail component			<b>Net Employment Change</b>	35.00
<b>Location of Project</b>				<b>Project Status</b>	
<b>Address Line1</b>	221 East Main Street			<b>Current Year Is Last Year for Reporting</b>	
<b>Address Line2</b>				<b>There is no Debt Outstanding for this Project</b>	
<b>City</b>	RIVERHEAD			<b>IDA Does Not Hold Title to the Property</b>	
<b>State</b>	NY			<b>The Project Receives No Tax Exemptions</b>	
<b>Zip - Plus4</b>	11901				
<b>Province/Region</b>					
<b>Country</b>	United States				
<b>Applicant Information</b>					
<b>Applicant Name</b>	Georgica Green Ventures, LLC				
<b>Address Line1</b>	50 Jericho Quadrangle, Suite 200				
<b>Address Line2</b>					
<b>City</b>	JERICHO				
<b>State</b>	NY				
<b>Zip - Plus4</b>	11753				
<b>Province/Region</b>					
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	47041301A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	HAMPTON JITNEY, INC.	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$2,942.00		
Original Project Code		Local Property Tax Exemption	\$61,862.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	School Property Tax Exemption	\$104,506.00		
Total Project Amount	\$8,745,800.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$6,498,500.00	Total Exemptions	\$169,310.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$0.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$2,683.00	\$2,683.00	
Date Project approved	10/3/2011	Local PILOT	\$56,414.00	\$56,414.00	
Did IDA took Title to Property	Yes	School District PILOT	\$95,303.00	\$95,303.00	
Date IDA Took Title to Property	1/30/2013	Total PILOT	\$154,400.00	\$154,400.00	
Year Financial Assistance is Planned to End	2023	Net Exemptions	\$14,910.00		
Notes	Benefitted project amount includes 100% construction cost plus equipment. Benefit end period 2023-24 tax year.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	253 Edwards Avenue	Original Estimate of Jobs to be Created	100.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,250.00		
City	CALVERTON	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	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	199.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	199.00		
Applicant Name	HAMPTON JITNEY, INC.				
Address Line1	395 County Road 39A	Project Status			
Address Line2					
City	SOUTHAMPTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11968	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 19 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Island International Exterior Fabricators, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	County Real Property Tax Exemption	\$3,094.00		
Original Project Code	4704 06 02A	Local Property Tax Exemption	\$64,216.00		
Project Purpose Category	Manufacturing	School Property Tax Exemption	\$109,906.00		
Total Project Amount	\$16,635,598.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$16,635,598.00	Total Exemptions	\$177,216.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$0.00	\$0.00	
Date Project approved	2/22/2019	Local PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	School District PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	2/27/2019	Total PILOT	\$0.00	\$0.00	
Year Financial Assistance is Planned to End	2034	Net Exemptions	\$177,216.00		
Project Employment Information					
Notes	This was a retention and expansion manufacturing project to retain and increase the manufacturing jobs in the company. Island Exterior Fabricators, LLC				
Location of Project		# of FTEs before IDA Status	213.00		
Address Line1	1101 Scott Avenue	Original Estimate of Jobs to be Created	80.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,440.00		
City	CALVERTON	Annualized Salary Range of Jobs to be Created	37,440.00	To: 130,000.00	
State	NY	Original Estimate of Jobs to be Retained	213.00		
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	31,200.00		
Province/Region		Current # of FTEs	399.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	186.00		
Applicant Name	Timothy Stevens				
Address Line1	1101 Scott Avenue	Project Status			
Address Line2					
City	CALVERTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11933	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 21 02				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Island Water Park		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$7,354.00	
Original Project Code			Local Property Tax Exemption	\$135,466.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$261,190.00	
Total Project Amount	\$25,000,000.00		Mortgage Recording Tax Exemption	\$112,500.00	
Benefited Project Amount	\$24,250,000.00		Total Exemptions	\$516,510.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$1,211.00	\$1,211.00
Date Project approved	11/8/2021		Local PILOT	\$22,313.00	\$22,313.00
Did IDA took Title to Property	Yes		School District PILOT	\$43,021.00	\$43,021.00
Date IDA Took Title to Property	12/1/2021		Total PILOT	\$66,545.00	\$66,545.00
Year Financial Assistance is Planned to End	2034		Net Exemptions	\$449,965.00	
Notes	Delayed construction	Project Employment Information			
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	5835 Middle Country Road		Original Estimate of Jobs to be Created	283.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	CALVERTON		Annualized Salary Range of Jobs to be Created	26,000.00	To: 85,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11933		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	106.50	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	106.50	
Applicant Name	Island Water Park Corp				
Address Line1	5835 Middle Country Road		Project Status		
Address Line2					
City	CALVERTON		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11933		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 18 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	JOHN WESLEY VILLAGE I, LP	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$6,375.00	
Original Project Code		Local Property Tax Exemption	\$134,030.00	
Project Purpose Category	Other Categories	School Property Tax Exemption	\$226,425.00	
Total Project Amount	\$12,804,393.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$12,000,000.00	Total Exemptions	\$366,830.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$1,477.00	\$1,477.00
Date Project approved	12/4/2018	Local PILOT	\$31,057.00	\$31,057.00
Did IDA took Title to Property	Yes	School District PILOT	\$52,466.00	\$52,466.00
Date IDA Took Title to Property	3/28/2018	Total PILOT	\$85,000.00	\$85,000.00
Year Financial Assistance is Planned to End	2038	Net Exemptions	\$281,830.00	
Notes		Project Employment Information		
Benefitted amount applied to MRT. Applicant restructured from a NFP that was off tax rolls to for profit.  Why does this net -6 employees??				
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1		Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	6.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	60,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.00	
Applicant Name	John Wesley Village, LP			
Address Line1	1 Aldersgate	Project Status		
Address Line2				
City	RIVERHEAD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>	<b>Payment Information</b>	
<b>Project Code</b>	4704 16 04			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	PECONIC CROSSING	<b>Local Sales Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>County Real Property Tax Exemption</b>	\$1,568.00	
<b>Original Project Code</b>		<b>Local Property Tax Exemption</b>	\$32,979.00	
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>School Property Tax Exemption</b>	\$55,713.00	
<b>Total Project Amount</b>	\$18,541,044.00	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Benefited Project Amount</b>	\$11,713,224.00	<b>Total Exemptions</b>	\$90,260.00	
<b>Bond/Note Amount</b>		<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Annual Lease Payment</b>	\$0.00	<b>Pilot payment Information</b>		
<b>Federal Tax Status of Bonds</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Not For Profit</b>	No	<b>County PILOT</b>	\$232.00	\$232.00
<b>Date Project approved</b>	11/7/2016	<b>Local PILOT</b>	\$4,885.00	\$4,885.00
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$8,252.00	\$8,252.00
<b>Date IDA Took Title to Property</b>	12/15/2016	<b>Total PILOT</b>	\$13,369.00	\$13,369.00
<b>Net Exemptions</b>		<b>Net Exemptions</b>	\$76,891.00	
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>		
<b>Notes</b>	Affordable low income housing. Benefitted amount is construction, equipment and furnishing. *Mortgage Recording Tax was taken at the end of 2016. No Card had been created yet to claim the benefit, but wanted it on the new record. Part of this property was also NFP and off tax rolls prior.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	11 West Main Street	<b>Original Estimate of Jobs to be Created</b>	1.50	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	60,000.00	
<b>City</b>	RIVERHEAD	<b>Annualized Salary Range of Jobs to be Created</b>	60,000.00	<b>To:</b> 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	11901	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	4.15	
<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>	4.15	
<b>Applicant Name</b>	Peconic Crossing, LLC			
<b>Address Line1</b>	1000 University Avenue, Suite 500	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ROCHESTER	<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>	14607	<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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 23 1				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	RD America, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Wholesale Trade		School Property Tax Exemption	\$0.00	
Total Project Amount	\$6,000,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,605,000.00		Total Exemptions	\$0.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	2/6/2023		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/27/2023		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2033		Net Exemptions	\$0.00	
Notes	Benefitted project amount does not include legal fees. The local assessor has not recognized the NYS Form 412A, therefore the property is not off the tax rolls to benefit from a RPT abatement. It will be delayed				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	765 Old Country Road		Original Estimate of Jobs to be Created	33.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	61,442.00	
City	RIVERHEAD		Annualized Salary Range of Jobs to be Created	38,000.00	To: 61,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	27.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	27.00	
Applicant Name	Craig Miller				
Address Line1	1710 Whitestone Expressway		Project Status		
Address Line2					
City	WHITESTONE		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11357		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>		<b>Payment Information</b>	
<b>Project Code</b>	4704 07 03AA	<b>State Sales Tax Exemption</b>	\$0.00	<b>Actual Payment Made</b>	\$2,128.00
<b>Project Type</b>	Lease	<b>Local Sales Tax Exemption</b>	\$0.00	<b>Payment Due Per Agreement</b>	\$2,128.00
<b>Project Name</b>	Riveredge, LLC Phase II	<b>County Real Property Tax Exemption</b>	\$2,661.00	<b>County PILOT</b>	\$2,661.00
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$55,213.00	<b>Local PILOT</b>	\$44,171.00
<b>Original Project Code</b>	4704 07 03A	<b>School Property Tax Exemption</b>	\$94,498.00	<b>School District PILOT</b>	\$75,599.00
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	<b>Total PILOT</b>	\$121,898.00
<b>Total Project Amount</b>	\$5,056,219.10	<b>Total Exemptions</b>	\$152,372.00	<b>Net Exemptions</b>	\$30,474.00
<b>Benefited Project Amount</b>	\$2,140,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		<b>Project Employment Information</b>	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		<b>Actual Payment Made</b>	\$2,128.00
<b>Annual Lease Payment</b>	\$0.00			<b>Payment Due Per Agreement</b>	\$2,128.00
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,128.00	<b>Local PILOT</b>	\$44,171.00
<b>Not For Profit</b>	No	<b>School District PILOT</b>	\$75,599.00	<b>Total PILOT</b>	\$75,599.00
<b>Date Project approved</b>	3/3/2014	<b>Total PILOT</b>	\$121,898.00	<b>Net Exemptions</b>	\$121,898.00
<b>Did IDA took Title to Property</b>	Yes				
<b>Date IDA Took Title to Property</b>	9/6/2007				
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>			
<b>Notes</b>	Second Phase to Riveredge, LLC which included bond financing reported within the first phase project card				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	<b>Annualized Salary Range of Jobs to be Created</b>	0.00
<b>Address Line1</b>	962 Burman Boulevard	<b>Original Estimate of Jobs to be Created</b>	5.00	<b>Original Estimate of Jobs to be Retained</b>	0.00
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	48,000.00	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00
<b>City</b>	CALVERTON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To:</b> 50,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	11933	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	81.00		
<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>	81.00		
<b>Applicant Name</b>	Riveredge, LLC				
<b>Address Line1</b>	962 Burman Boulevard	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	CALVERTON	<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>	11933	<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				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 23 2				
Project Type	Lease		State Sales Tax Exemption	\$111,873.00	
Project Name	Riverhead Housing, LP		Local Sales Tax Exemption	\$129,354.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$0.00	
Total Project Amount	\$57,629,897.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$49,776,969.00		Total Exemptions	\$241,227.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	11/20/2023		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/14/2023		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2054		Net Exemptions	\$241,227.00	
Notes		Project Employment Information			
Benefitted Project amount does not include legal fees. This was an existing low income housing property originally assisted with bond financing through the IDA, formerly known as Riverhead Village Preservation. They are renovating through the IDA and using bond financing through the LDC.		# of FTEs before IDA Status	5.00		
Location of Project		Original Estimate of Jobs to be Created	0.00		
Address Line1		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
Address Line2		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
City		Original Estimate of Jobs to be Retained	5.00		
State		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	66,000.00		
Zip - Plus4		Current # of FTEs	5.00		
Province/Region		# of FTE Construction Jobs during Fiscal Year	54.00		
Country		Net Employment Change	0.00		
Applicant Information		Project Status			
Applicant Name		Current Year Is Last Year for Reporting			
Address Line1		There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City		The Project Receives No Tax Exemptions			
State					
Zip - Plus4					
Province/Region					
Country					



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 14 02				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Thirty West Main, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$767.00	
Original Project Code			Local Property Tax Exemption	\$16,119.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$27,232.00	
Total Project Amount	\$2,040,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$700,000.00		Total Exemptions	\$44,118.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$329.00	\$329.00
Date Project approved	1/6/2014		Local PILOT	\$6,908.00	\$6,908.00
Did IDA took Title to Property	Yes		School District PILOT	\$11,671.00	\$11,671.00
Date IDA Took Title to Property	1/24/2014		Total PILOT	\$18,908.00	\$18,908.00
Year Financial Assistance is Planned to End	2024		Net Exemptions	\$25,210.00	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	30 West Main Street		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	RIVERHEAD		Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	35.50	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	35.50	
Applicant Name	Thirty West Main, LLC		Project Status		
Address Line1	30 West Main Street				
Address Line2					
City	RIVERHEAD		Current Year Is Last Year for Reporting	Yes	
State	NY		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	11901		IDA Does Not Hold Title to the Property	Yes	
Province/Region			The Project Receives No Tax Exemptions	Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 18 02				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Twin Fork Beer		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$716.00	
Original Project Code			Local Property Tax Exemption	\$15,060.00	
Project Purpose Category	Manufacturing		School Property Tax Exemption	\$25,440.00	
Total Project Amount	\$1,491,196.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,456,196.00		Total Exemptions	\$41,216.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$326.00	\$3,263.00
Date Project approved	5/7/2018		Local PILOT	\$6,861.00	\$6,861.00
Did IDA took Title to Property	Yes		School District PILOT	\$11,591.00	\$11,591.00
Date IDA Took Title to Property	8/15/2018		Total PILOT	\$18,778.00	\$21,715.00
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$22,438.00	
Project Employment Information					
Notes	Benefit period scheduled to end 2029-30 tax year.				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	807 Raynor Avenue		Original Estimate of Jobs to be Created	5.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	RIVERHEAD		Annualized Salary Range of Jobs to be Created	30,000.00	To: 65,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	4.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	4.00	
Applicant Name	ADPC RAYNOR, LLC				
Address Line1	PO Box 492				
Address Line2					
City	RIVERHEAD		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11901		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
24	\$6,196,873.00	\$1,679,301.00	\$4,517,572.00	1399

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**Additional Comments**