



APPLICATION FOR FINANCIAL ASSISTANCE

470 Nepperhan Avenue | Suite 200 | Yonkers, New York 10701
(914) 509-8651 www.yonkersida.com

PLEASE NOTE: Confidential information should NOT be inserted in this form as this form WILL BE posted on our public website. All confidential information should be inserted by marking "see confidential attachment note 1" etc.

APPLICANT INFORMATION

Applicant's Name: Hampshire Management Company Number 30, LLC		Date of final application Submission: ____ / ____ / ____
Name of Person Completing Application and Title: Gregory Petrillo, Member		
Name of Company (if applicable):		
Address: 969 Midland Avenue, Yonkers NY 10704		
Ph: [REDACTED]	Mobile: [REDACTED]	

PROJECT INFORMATION

Project Address: 1111 a/k/a 1113 Central Park Avenue		
Block(s) & Lot(s): Block: 5425 Lots: 98&100 Block: 5453, Lot: 50		
Present Legal Owner of Site: Hampshire Management Company Number 30, LLC		Is applicant/affiliate present owner of the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How will the site be acquired: (if applicable)		When is the site planned to be acquired:
Current Zone: OL	Proposed Zone: OL	Are any variance needed: Yes (see attached)
IS THIS PROJECT LOCATED IN: Distressed Area: <input type="checkbox"/> Yes <input type="checkbox"/> Former Empire Zone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *if unknown inquire with IDA Staff		

PRINCIPAL USE OF PROJECT: Attach a brief project Narrative Statement describing project (i.e: land acquisition, scope of construction, timeline, sq footage, usage, anticipated revenues, contribution to community, etc.) and renderings.

IS THE LOCATION CURRENTLY:

- ☒ Vacant land
☐ Abandoned
☐ In use / occupied

Please provide a brief description of the CURRENT use of project location(s):

PROPOSED PROJECT'S OPERATION TYPE:

- ☒ Commercial ☐ Retail ☐ Other: _____
☐ Residential select type: ☐ Senior ☐ Affordable ☐ Market Rate
of units _____
unit mix: _____
street level use: _____

BRIEF DESCRIPTION OF PRINCIPAL USE OF PROJECT UPON COMPLETION:

Public Storage on Central Park Avenue with access to major roadways.

Estimated date project will need to begin utilizing benefits:

8 / 31 / 2025

Likelihood of accomplishing proposed project within three (3) years:

☒ Likely or ☐ Unlikely



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ESTIMATED PROJECT COSTS *(Use best estimates. Any amendments should be sent as addendum to application)*

VALUE OF PROPERTY to be acquired Note: Property was purchased \$ 3,000,000.
If you intend to leverage property already owned indicate intended mortgage value: \$ _____
TOTAL COST OF CONSTRUCTION: (labor + materials) \$ 21,000,000
Labor: \$ 8,400,000 40% Equipment/Materials: \$ 12,600,000 60%
NON CONSTRUCTION Equipment / Furnishings: \$ _____
SOFT COSTS: \$ _____
Other (explain): \$ _____
TOTAL PROJECT COST \$ 24,000,000
What is the estimated Fair Market Value of the project upon completion: \$ TBD

Is there likelihood that the Project would NOT be undertaken IF NOT FOR financial assistance provided by the Agency?

☐ Yes ☐ No **Included with project narrative provide an statement of why the Project should be undertaken by the Agency**

COST (Financial Assistance) BENEFIT (Economic Development) ANALYSIS

FINANCIAL ASSISTANCE REQUESTED (check all that apply)			Value of EXEMPTIONS Estimated
<input checked="" type="checkbox"/> SALES AND USE TAX EXEMPTION: <i>Estimated value of Goods and Services to be exempt from sales and use tax (see "Recapture" on page 8)</i>	Value of taxable purchases: \$ <u>8,460,000</u>	X 8.875%	\$ <u>750,825</u>
<input checked="" type="checkbox"/> MORTGAGE RECORDING TAX EXEMPTION:	Estimated Mortgage amount: \$ <u>16,800,000</u>	X 1.5%	\$ <u>252,000</u>
<input checked="" type="checkbox"/> REAL PROPERTY TAX AGREEMENT (PILOT) <i>REQUESTED duration of PILOT:</i>	YEARS: <u>20</u>		\$ _____
<input type="checkbox"/> INDUSTRIAL REVENUE BOND (IRB) Is a purchaser for the Bonds in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated value of bond: \$ <u>N/A</u>		\$ _____
TOTAL VALUE OF FINANCIAL ASSISTANCE REQUESTED:			

Economic Development = BENEFIT

Private Funds invested	\$ <u>7,200,000</u>	Expected Gross Taxable Receipts:	\$ <u>1,545,000</u>
Estimated Bank Financing	\$ <u>16,800,000</u>	Add'l Revenue to City/School District:	\$ <u>280,000</u>
Federal, State and Local grant/credit/loans/tax incentives (include Public Funds sum from the attached Prevailing Wage Checklist):		OTHER BENEFITS:	
	\$ _____	<input checked="" type="checkbox"/> Community Development	
	\$ _____	<input type="checkbox"/> Development that will attract other investment	
	\$ _____	<input checked="" type="checkbox"/> Regionally Significant	
		<input type="checkbox"/> Improve the quality of life for the Residents of the City	
		<input type="checkbox"/> Other:	
TOTAL INVESTMENT IN PROJECT	\$ <u>24,000,000</u>		



EMPLOYMENT PLAN

			If financial assistance is granted		
	CURRENT # of jobs AT the proposed project location	# of jobs to be relocated TO the project location	Estimate # of FT and PT jobs to be <u>RETAINED</u>	Estimate the # of FT and PT jobs TO BE <u>CREATED</u> upon THREE years after project completion	Estimate the # of residents of the Labor Market Area in which the Project is located that will fill the FT and PT jobs to be created upon THREE years after Project completion*
Full Time - FT	0	0	0	4	5
Part Time - PT	0	0	0	0	0
Total	0	0	0	4	5

*Labor Market Area includes: _____

ESTIMATED SALARY FRINGE BENEFITS FOR JOBS TO BE RETAINED AND/OR CREATED BY DIRECTLY:

JOB CATEGORY	# job RETAINED	# jobs CREATED	SALARY (\$ Average or \$ Range)	FRINGE BENEFITS (\$ Average or \$ Range)
Management		1	75,000	18,750
Professional				
Administrative		1	45,000	11,250
Production/Skilled Worker		2	35,000	9,000
Independent Contractor				
Other (NOT including construction jobs)				
TOTAL:		4	155,000	39,000

Does the employment plan above include estimated job creation from commercial tenants?

- ☐ YES
☒ NO
☐ Not Applicable

If your employment plan above includes estimated jobs that are not directly employed by the Project please explain below:



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INTER-MUNICIPAL MOVE DETERMINATION

Will the project:

- a) Result in the removal or abandonment of a plant or facility of the applicant from one area of the State of New York to another? ☐ Yes ☒ No
- b) Result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York? ☐ Yes ☒ No
- c) Result in the abandonment of one or more plants or facilities located in the State of New York? ☐ Yes ☒ No

If **Yes**, to any of the above explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State or is reasonably necessary to preserve the Project occupants position in its respective industry:

CONSTRUCTION

Estimated length of construction: 20 MONTHS Estimated start: 08 / 23 Estimated completion: 04 / 25
MM YY MM YY

Estimate cost of project construction: \$ 21,000,000

Total cost attributable to materials: \$ 12,600,000

Total cost attributable to labor: \$ 8,400,000

Estimate how many construction jobs will be created as a result of this project: 30

Estimated aggregate number of work hours of manual workers to be employed in project construction: 33,000

Will project construction be governed by a project labor agreement ("PLA") with the Building and Construction Trades Council of Westchester and Putnam Counties, New York AFL-CIO ("Council")¹? ☐ Yes ☒ No

If you have answered YES to the preceding question, please attach a copy of the PLA; and you need not Complete the remaining portions of this Section (but please see note below).



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CONTRACTOR INFORMATION If contractor/subcontractor has a permanent location in or around Westchester County please use address.

List each Project Construction Contractor or Subcontractor below (currently known or reasonably expected to be hired)

☒ Contractor ☐ Subcontractor

Name: **Yonkers Contracting Company, Inc.** Company Name:

Address: **969 Midland Avenue, Yonkers NY 10704**

☐ Contractor ☐ Subcontractor

Name: Company Name:

Address:

☐ Contractor ☐ Subcontractor

Name: Company Name:

Address:

¹ This may be either a PLA already in effect with the landlord of the Project facility, or a PLA made (or to be made) between the Applicant and the Council directly in connection with Project Construction.



CONSTRUCTION (continued)

If some or all of the Contractor(s) or Subcontractor(s) to be involved in Project construction cannot reasonably be identified at this time, state whether it is Applicant's intention to require the following in its contract(s) for Project construction:

a) Local hiring (100 mile radius from project site): ☒ Yes ☐ No

b) Will contract require local hiring? ☐ Yes ☒ No

If Yes, percentage of manual workers that will be local: _____ %

c) Union Labor?: ☐ Yes ☒ No

d) If Non-Union, will contract require payment of Prevailing Wage?: ☐ Yes ☒ No

If the answer to question "(b)" or "(c)" above is NO, explain omission:

Non-union project

NOTES:

For purposes of this Application, "Prevailing Wage" shall mean the "prevailing rate of wage" as defined in Article 8 of the New York Labor Law.

If Applicant has indicated herein that Project Construction will involve a PLA, union labor, local hiring, and/or payment of Prevailing Wage, the Agency reserves the right to include such requirements in the Project Documentation as conditions for the extension and retention of tax benefits.

ENVIRONMENTAL REVIEW:

Has the required environmental review under the State Environmental Quality Review Act (SEQRA) been completed?
☒ Yes ☐ No

If yes, coordinated by which Lead agency?: COY Planning Board

Please attach all documentation (e.g. environmental assessment form, environmental impact statement, findings and determinations of lead agency, to the extent applicable).



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APPLICANT'S COUNSEL

Name of Counsel: **Veneruso, Curto, Schwartz & Curto, LLP**

Phone **914-779-1100**

Address **35 E Grassy Sprain Road, Suite 400 Yonkers, NY 10710**

Email: **jveneruso@vcsclaw.com**

PRINCIPAL OWNERS DIRECTORS (List owners with 15% or more in equity holdings with and their ownership percentage)

[REDACTED]	[REDACTED]	

Type of entity: ☒ Taxable ☐ Tax-Exempt Establishment Date: 11 / 6 / 2019 State of Organization: NY

☐ Corporation ☐ Partnership : ☐ General; Number of General Partners: _____

☐ Limited; Number of Limited Partners: _____

☒ Limited Liability Company/Partnership: Number of Members 1

☐ Sole Proprietorship _____

If a foreign organization, is the Applicant authorized to do business in the State of New York? ☐ Yes ☒ NO

Corporate Structure – (Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity)



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PREVAILING WAGE CHECKLIST & MWBE GUIDANCE

(NY Labor Law § 224-a)

On January 1, 2022, certain projects receiving financial assistance from a public entity (e.g., industrial development agencies (IDA) and local development corporations (LDC)) will be subject to prevailing wage requirements. While prevailing wage was previously limited to government contracting, this legislation will subject certain projects approved by an IDA or an LDC to prevailing wage under the New York Labor Law and MWBE requirements. Please use the following table as a checklist to confirm if a project will be subject to prevailing wage if approved:

1. Exempt Project:	<ul style="list-style-type: none"><u>a.</u> Residential real estate (less than 4 units),<u>b.</u> Certain not-for-profit corporations with revenue under \$5 million,<u>c.</u> Certain Affordable Housing projects,<u>d.</u> Certain manufactured home park projects,<u>e.</u> Certain projects performed under a pre-hire collective bargaining agreement (e.g., labor peace agreement or project labor agreement),<u>f.</u> Projects funded by § 16-n of the Urban Development Corporation Act or the Downtown Revitalization Initiative,<u>g.</u> The installation of renewable energy systems, renewable heating or cooling systems, or energy storage systems with a capacity of five (5) megawatts (AC) or less,<u>h.</u> NYC IDA Food Retail Expansion to Support Health projects,<u>i.</u> NYC EDC Small Business Incubator programs under 10,000 sq. ft.,<u>j.</u> NYC Dept. of Education school construction under 60,000 sq. ft., and<u>k.</u> Projects that receive certain tax benefits related to historic rehabilitation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Covered Project:	Construction projects throughout the state whose total costs exceed \$5 million and for which at least 30% of these costs are met through use of public subsidies. ¹	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Public Fund Exemptions:	<ul style="list-style-type: none"><u>a.</u> Affordable New York Housing Program benefits,<u>b.</u> Funds that are not provided primarily to promote, incentivize, or ensure that construction work is performed, which would otherwise be considered public funds (as defined below),<u>c.</u> Funds received for sewer projects or connections to existing sewer lines,<u>d.</u> Tax benefits where the value is unknown at time of construction, e. Tax benefits for the Brownfield Cleanup program,<u>f.</u> Funds for charter school facilities, and<u>g.</u> Any public monies, credits, savings or loans deemed exempt by the Public Subsidy Board.	Exclude from above total
4. Public Funds (Public Subsidies):	<ul style="list-style-type: none"><u>a.</u> Public entity grants,<u>b.</u> Savings from fees, rents, interest rates, or loan costs, or insurance costs that are lower than market rate costs,<u>c.</u> Savings from reduced taxes as a result of tax credits, tax abatements, tax exemptions (i.e., sales tax and mortgage recording tax), or tax increment financing, PILOTs, and<u>d.</u> Savings from reduced, waived, or forgiven costs (e.g., contingent loan repayments).	Total: \$ _____
5. Effective Date	The prevailing wage and MWBE requirements take effect on January 1, 2022, and shall apply to contracts for construction executed, incentive agreements executed, procurements or solicitations issued, or applications for building permits on or after such date.	
6. Reporting Requirement	A project beneficiary must certify to the State Labor Commissioner if a project is a Covered Project within five (5) days of commencement of construction. A Covered Project is subject to stop	

¹ "Notice of Expanded Legal Obligations under NYS Prevailing Wage" published on or about September 21, 2021 by the NYS Department of Labor



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MWBE & SDVOB

Additionally, a Covered Project must comply with the objectives and goals of minority and women-owned business enterprises (MWBE) pursuant to Article 15-A of the New York Executive Law and service-disabled veteran-owned businesses (SDVOB) pursuant to Article 17-B of the Executive Law.

The newest participation goal is 30% for MWBE and 6% for SDVOB. Contractors must demonstrate a "good faith" effort to comply with the MWBE and SDVOB requirements. Good faith efforts can include the identification of participation areas for MWBEs and SDVOBs and full utilization of lists of certified MWBEs and SDVOBs.

If, despite good faith efforts, a contractor is not able to retain an MWBE or SDVOB for a project, the company must submit a Request for Waiver along with documentation of good faith efforts and the reason they were unable to obtain an MWBE or SDVOB.

Good faith efforts can be evidenced by:

1. Copies of solicitations (advertisements in MWBE or SDVOB-centered publications, those made to vendors in MWBE or SDVOB directories, those made to MWBE or SDVOB-oriented trade and labor organizations, etc.)
2. If these solicitations are answered, the contractor must also record specific reasons why the MWBE or SDVOB enterprise was not selected. Dates of any pre-bid, pre-award or other meetings attended by the contractor, if any, scheduled by the Department of Labor with certified MWBE or SDVOB enterprises. Information describing the steps taken to ensure MWBE and SDVOB participation in a project. Descriptions of any other actions undertaken by the bidder to document good faith efforts to retain MWBE and SDVOB enterprises.

Compliance:

Although full participation compliance is the preferred method, partial or no participation is acceptable so long as the project beneficiary conforms to the requirements to fulfill and receive the waiver. Project beneficiaries of Covered Projects may want to engage monitoring firms to ensure that good faith efforts are met and properly documented to avoid penalties.

Resources:

Helpful resources

and administration forms for the MWBE and SDVOB programs can be found on the NYS Department of Labor website in the middle of the page at the following address: <https://dol.ny.gov/contract-bid-grant-opportunities>.



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REPRESENTATIONS by the APPLICANT

THE APPLICANT UNDERSTANDS AND AGREES WITH THE AGENCY AS FOLLOWS:

- A) Job Listings – In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives and Financial Assistance from the Agency, except otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOL”) and with the administrative entity (collectively with the DOL, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”) in which the Project is located.
- B) First Consideration for Employ – In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives and Financial Assistance from the Agency, except otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings – In accordance with the Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the Annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports – The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of people employed at the project site including corresponding payroll records for the year ending.
- E) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- F) Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.



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REPRESENTATIONS by the APPLICANT (continued)

- G) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.
- H) Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- I) Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described:
- _____
- _____
- _____
- J) All indemnifications and representations made by the Applicant in the within Application for Financial Assistance are made both to YIDA and YEDC.
- K) YIDA and YEDC are represented by Harris Beach PLLC as transaction counsel, or if Harris Beach PLLC has a conflict then YIDA and YEDC will identify an alternative law firm to act as Transaction Counsel. You are responsible for the costs and expenses of YIDA and YEDC Transaction Counsel and YIDA and YEDC will establish and have you maintain escrowed funds as the project progresses to pay Transaction Counsel fees. YOU WILL RECEIVE AN ACKNOWLEDGEMENT AFTER SUBMISSION OF THIS APPLICATION THAT OUTLINES ALL COSTS AND BENEFITS AND YOU WILL NEED TO SIGN THE ACKNOWLEDGMENT BEFORE FINAL APPROVALS ARE MADE AVAILABLE.
- L) The Company has completed the Agency's Prevailing Wage Checklist, which is attached to this Application.
- M) The Company hereby acknowledges and agrees that any "financial assistance", as such term is defined in the Act, received from the Agency constitutes "public funds" unless otherwise excluded under Section 224-a(3) of the New York Labor Law, and by executing this Application, (i) confirms that it has received notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law and (ii) acknowledges its obligations pursuant to Section 224-a(8)(a) of the New York Labor Law. The Agency makes no representations or covenants with respect to the total sources of "public funds" received by the Company in connection with the Project.



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HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Yonkers Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, and agrees that the Agency shall not be liable for and the applicant agrees to indemnify, defend, pay and hold the Agency harmless from and against any and all liability arising from or expense incurred by the Agency concerning (A) the Agency's costs and expenses in the examination and processing of, as well as action pursuant to or upon, the attached Application, as well as verification of assertions in the application or other applicant submittals or applicant claims made now or in the future, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's costs and expenses in reviewing any acquisition, construction and/or installation of the Project described therein and (C) and further action, costs and expenses taken by the Agency – with respect to the project; including without limiting the generality of the foregoing, all causes of action and fees and expenses for Agency attorneys, accountants, economists, engineers, architects or other professionals or consultants incurred regarding any part of the application or the review and/or approval and/or monitoring of compliance by the applicant with all laws, rules and regulations and/or in defending any suits or actions which may arise as a result or any for the foregoing. If, for any reason, the applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the applicant are unable to reach final agreement with the respect to the Project, then, in the event, upon presentation of an invoice itemizing the same, the applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including fees and expenses for Agency attorneys, accountants, economists, engineers architects or other professionals or consultants, if any.

Applicant upon approval shall be responsible for any reasonable costs incurred by the Agency to verify employment or use of benefits received by the YIDA or other information required under the Public Authorities Accountability Act or other law, rule or regulation otherwise at the time said Verification is required.

This Indemnity and Hold Harmless Agreement shall survive any closing or other transaction in which benefits are sought or received by the applicant and shall continue for a period of time up to and including three years after the last benefit is received by the applicant from the City of Yonkers Industrial Development Agency.



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CERTIFICATION

The applicant and the individual executing this application on behalf of the applicant acknowledge that the Agency will rely on the representations made herein when acting on this application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

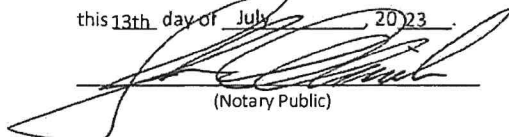
STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

Gregory J Petrillo, being first duly sworn, deposes and says:

1. That I am the Managing Member of Hampshire Management Company and that I am
(Corporate Officer) Number 30, LLC (Applicant)
duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 13th day of July, 2023.


(Notary Public)

JOHN ODOMIROK
Notary Public, State of New York
No. 010D6027894
Qualified in Rockland County
Term Expires July 19, 2025

APPLICATION FEE & PROCESSING

Enclose with this Application is the non-refundable Application Fee in the amount of \$600.⁰⁰ to remittance address:

YONKERS INDUSTRIAL DEVELOPMENT AGENCY
470 Nepperhan Avenue, Suite 200
Yonkers New York 10701

FEES

AGENCY CLOSING FEE:

The Agency will collect an Agency Fee at the time of IDA closing. Fees are based on the type of financial transaction. (Please see fee schedule below)

Agency Fee Type	Fee
Straight Lease Transactions	.5% of Total Project Cost
Bond Transactions	1% of Total Project Cost

ANNUAL ADMIN FEE:

The Agency will collect an Annual Administrative Fee based on your project type and amount. This fee will be due annually on Feb 28th, after IDA benefits are provided to the project. (Please see fee schedule below)

Project Type: Straight Lease	Annual Fee
Up to \$10M	\$ 500
Over \$10M	\$1,000
Project Type: BONDS	Annual Fee
Up to \$10M	\$1,000
Over \$10M	\$2,000

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AMENDMENT TO APPLICATION

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Date of original application to the Yonkers IDA: 06 / 13 / 2023

Date of this amendment: 10 / 19 / 2023

Please indicate changes to the original application below and attach supporting documentation as needed.

Page/Section	ORIGINAL information:	REVISED Information:	REASON FOR CHANGE
2. Construction Materials	\$12,600,000	\$4,666,000	Original Application aggregated non-labor items
2. Other-infrastructure	-	1,780,000	Original Application aggregated non-labor items
2. Other-Machinery & Equipment	-	3,150,000	Original Application aggregated non-labor items
2. Other-Contingency	-	1,700,000	Original Application aggregated non-labor items
4. Construction Materials	12,600,000	4,666,000	Original Application aggregated non-labor items

The above changes have a financial impact on the project. ☐ YES ☒ No If YES, a revised pro forma is **REQUIRED**.

CERTIFICATION

The undersigned hereby certifies, under penalties of perjury, that the answers and information provided above and in any schedule, exhibit, statement, or representation attached hereto are true, accurate and complete, to the best of the knowledge of the undersigned and that such answers and information are being relied upon by the Yonkers Industrial Development Agency to provide "financial assistance", as that term is defined in Article 18-A of the General Municipal Law of the State of New York.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

_____, being first duly sworn, deposes and says:

1. That I am the _____ of _____ and that I am duly authorized
(Corporate Officer) (Applicant)
on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this ____ day of _____, 20____.

(Notary Public)

Total page(s): 1 of 3



AMENDMENT TO APPLICATION

470 Nepperhan Avenue | Suite 200 | Yonkers, New York 10701
(914) 509-8651 www.yonkersida.com

Date of original application to the Yonkers IDA: 06 / 13 / 2023

Date of this amendment: 10 / 19 / 2023

Please indicate changes to the original application below and attach supporting documentation as needed.

Page/Section	ORIGINAL information:	REVISED Information:	REASON FOR CHANGE
2. Soft Costs-Architect	-	510,000	Original Application aggregated non-labor items
2. Soft Costs Legal	-	60,000	Original Application aggregated non-labor items
2. Soft Costs-Permits	-	150,000	Original Application aggregated non-labor items
2. Other-Bank Fees	-	84,000	Original Application aggregated non-labor items
Other- Interest Reserve	-	400,000	Original Application aggregated non-labor items

The above changes have a financial impact on the project. ☐ YES ☒ No If YES, a revised pro forma is **REQUIRED**.

CERTIFICATION

The undersigned hereby certifies, under penalties of perjury, that the answers and information provided above and in any schedule, exhibit, statement, or representation attached hereto are true, accurate and complete, to the best of the knowledge of the undersigned and that such answers and information are being relied upon by the Yonkers Industrial Development Agency to provide "financial assistance", as that term is defined in Article 18-A of the General Municipal Law of the State of New York.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

_____, being first duly sworn, deposes and says:

1. That I am the _____ of _____ and that I am duly authorized
(Corporate Officer) (Applicant)
on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this ____ day of _____, 20____.

(Notary Public)

Total page(s): 2 of 3



AMENDMENT TO APPLICATION

470 Nepperhan Avenue | Suite 200 | Yonkers, New York 10701
(914) 509-8651 www.yonkersida.com

Date of original application to the Yonkers IDA: 06 / 13 / 2023

Date of this amendment: 10 / 19 / 2023

Please indicate changes to the original application below and attach supporting documentation as needed.

Page/Section	ORIGINAL information:	REVISED Information:	REASON FOR CHANGE
2. Other-Insurance	-	100,000	Original Application aggregated non-labor items

The above changes have a financial impact on the project. ☐ YES ☒ No If YES, a revised pro forma is **REQUIRED**.

CERTIFICATION


The undersigned hereby certifies, under penalties of perjury, that the answers and information provided above and in any schedule, exhibit, statement, or representation attached hereto are true, accurate and complete, to the best of the knowledge of the undersigned and that such answers and information are being relied upon by the Yonkers Industrial Development Agency to provide "financial assistance", as that term is defined in Article 18-A of the General Municipal Law of the State of New York.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

PAUL CONLEY, being first duly sworn, deposes and says:

1. That I am the CFO of HAMPSHIRE MANAGEMENT and that I am duly authorized
(Corporate Officer) (Applicant)
on behalf of the Applicant to bind the Applicant. COMPANY NUMBER 30, LLC

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 19th day of October 2023


(Notary Public)

JOHN ODOMIROK
Notary Public, State of New York
No. 01OD6027894
Qualified in Rockland County
Term Expires July 19, 2025

Total page(s): 3 of 3

1111 Central Park Avenue Self Storage Facility

Property: 1111 A/K/A 1113 Central Park Avenue, Yonkers, NY
B.5425; Lots.50.98.100

Our project consists of the construction of a self-storage facility at 1111 Central Park Avenue. The Property is located off Central Park Avenue southbound (NYS Route 100), a divided highway, northeast of the intersection/overpass for I-87 and has been vacant for over fifteen (15) years. The site was formerly the location of the Boulder Creek Steakhouse Restaurant; however, it is currently an undeveloped vacant compacted lot.

In creating the 1111 Central Park Avenue Self Storage Facility, we will be combining three (3) tax parcels, lots 50, 98 and 100, that consist of a combined 85,074 square feet (1.95 acres), into one parcel for the development of a 32,120 square foot 5-story self-storage facility (160,600 square foot gross floor area) with office space on the first floor along with a 4-bay truck loading area.

The Property has been vacant for over fifteen years and is not only an eyesore on the Central Avenue corridor, but has presented hardships on ownership with its limited viability. The Property is located in a unique and isolated area of Central Park Avenue; it is North of the Cross County Mall complex and 1-2 miles south of various shopping centers many of which house retail and restaurant anchor tenants. The conditions of these shopping centers provide much more preferable conditions for any tenant given their location, ample parking opportunities and surrounding businesses which draw in customers. The owner of the Property struggled to find a viable permitted use. This lack of interest ultimately forced the owner to seek a use variance from the Yonkers Zoning Board as it was determined that the only economically viable use for the Premises in the current marketplace is a self-storage facility. The use variance was approved by the Yonkers Zoning board in September 2022 and the Planning Board was declared lead agency for SEQRA. Following this approval, the owner received formal site plan approval from the Yonkers Planning Board in March 2023.

The project will benefit the City and surrounding community in many ways and will draw people from outside the City into Yonkers adding to the revenues of adjacent businesses. The Property owner will be shortly submitting a report and related affidavit to substantiate this point. The benefits to be obtained by the Yonkers Industrial Development Agency ("IDA") are the key to the success of this project and the ability to move forward is dictated by benefits afforded by the IDA. The owner will be retaining ownership of the Property and will manage the self-storage facility.

We respectfully submit that in order to achieve these goals we require the benefits afforded by the Yonkers Industrial Development Agency. Together we can turn these goals into a reality.

Thank you for your consideration.



Mayor Mike Spano

CITY OF YONKERS

Louis J. Albano
Commissioner

Lee J. Ellman, AICP
Deputy Commissioner

Zachary Nersinger
Planning Director

DEPARTMENT OF PLANNING AND DEVELOPMENT
PLANNING BUREAU
87 Nepperhan Avenue
Suite 320
Yonkers, NY 10701
Tel. 914.377.6555
Fax 914.377.6552
planninginfo@yonkersny.gov

Date: March 10, 2023

To: Sam Borelli, Commissioner
City of Yonkers Department of Housing and Buildings
87 Nepperhan Ave, 5th Floor, Yonkers, NY 10701

Re: Planning Board Site Plan Approval Resolution with Conditions

The following matter was referred to the Planning Board pursuant to Building Application No. B0030224.

A REQUEST TO APPROVE A SITE PLAN APPLICATION FOR A SELF STORAGE BUILDING AT BLOCK: 5425, LOTS: 98 & 100 AND BLOCK: 5453, LOT: 50 ON THE PROPERTY KNOWN AS 1111 AKA 1113 CENTRAL PARK AVENUE, PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE.

The site plan application presented to the Planning Board at its meeting of **March 8, 2023** was approved with the following conditions.

1. The New York State Department of Transportation ("DOT") has indicated that the applicant shall close the existing egress driveway along the jug handle at the north side of the site. Per the DOT correspondence, dated January 31, 2023, the applicant's plans shall remove the driveway curb cut and install a 6 inch curb and an ADA compliant sidewalk. The applicant shall obtain all necessary approvals and permits from the DOT for the proposed project.
2. No temporary signs shall be placed on the sidewalk. No banners, pennants, streamers, or temporary signs shall be flown or placed onsite.
3. Any modifications to the approved site plans or building designs shall be submitted to the Planning Board for a site plan amendment.
4. The applicant shall submit three (3) printed sets and electronic PDFs of the site plans and revised signage package to the Planning Bureau for endorsement and circulation within two weeks of the Board's approval.
5. A copy of the text from this resolution in its entirety shall be included on the approved plans.

The Planning Board's complete resolution is attached for your files.

Very truly yours,

Roman Kozicky, Planning Board Chairman

Attachment: Planning Board Approval Resolution 03/08/2023
cc: V. Spano, City Clerk; Applicant; File

YonkersNY.gov

**CITY OF YONKERS
PLANNING BOARD RESOLUTION**

RESOLUTION TO APPROVE A SITE PLAN APPLICATION FOR A SELF STORAGE BUILDING AT BLOCK: 5425, LOTS: 98 & 100 AND BLOCK: 5453, LOT: 50 ON THE PROPERTY KNOWN AS 1111 AKA 1113 CENTRAL PARK AVENUE, PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE.

Findings:

1. The proposed redevelopment includes the proposed development of a 5-story self-storage facility with 160,600 square feet of gross floor area, with a various sized storage units, an office, a 4-bay truck loading area, and a parking lot for 24 vehicles.
2. The proposed plans include appropriate landscaping and lighting designs. All interior lights shall be controlled by motion sensors during the evening hours so as to avoid any unwanted glare through the window treatments.

The application as presented to the Planning Board at its meeting of March 8, 2023 is approved with the following conditions:

1. The New York State Department of Transportation ("DOT") has indicated that the applicant shall close the existing egress driveway along the jug handle at the north side of the site. Per the DOT correspondence, dated January 31, 2023, the applicant's plans shall remove the driveway curb cut and install a 6 inch curb and an ADA compliant sidewalk. The applicant shall obtain all necessary approvals and permits from the DOT for the proposed project.
2. No temporary signs shall be placed on the sidewalk. No banners, pennants, streamers, or temporary signs shall be flown or placed onsite.
3. Any modifications to the approved site plans or building designs shall be submitted to the Planning Board for a site plan amendment.
4. The applicant shall submit three (3) printed sets and electronic PDFs of the site plans and revised signage package to the Planning Bureau for endorsement and circulation within two weeks of the Board's approval.
5. A copy of the text from this resolution in its entirety shall be included on the approved plans.

The Planning Board renders its decision based upon facts and findings available to it, specifically:

1. New York State Department of Transportation correspondence, dated January 31, 2023.
2. Reports by the Fire Department, dated January 5, 2023 and March 3, 2023.
3. Reports by the Department of Engineering, dated January 6, 2023, February 3, 2023 and March 3, 2023.
4. General knowledge of the area.

Date: March 8, 2023

Motion by: Y. Tovar

Seconded by: J. Larkin

By a vote of: 5 – 0 (1 absent. 1 vacant)



Mayor Mike Spano

CITY OF YONKERS

Sam Borrelli
Commissioner

September 30, 2022

Stephen A. Veneruso, Esq.
35 East Grassy Sprain Road
Suite 400
Yonkers, NY 10710-4618

DEPARTMENT OF HOUSING AND BUILDINGS
87 Nepperhan Avenue, 5th Floor
Yonkers, NY 10701
Building Tel. 914.377.6500
Fax 914.377.6521

Re: Use & Area Variance #5788
1111 aka 1113 Central Park Ave
Block: 5425 Lot: 100
Zone: OL

To Whom It May Concern:

Please be advised that at a meeting of the Zoning Board of Appeals held on August 23, 2022, your application for a Use & Area Variance, for construction of self-storage building, whereas:

- Proposed use not permitted, Section 43-27, Table 43-1. Self-storage warehouses are not permitted in an OL Zone;
- Proposed use requires Special Use Permit, Section 43-27, Table 43-1. Self-storage warehouses require a special use permit in an I Zone;
- Exceeding maximum permitted floor area ratio, Section 43-27, Table 43-3 (required 0.8, proposed 1.89);
- Exceeding maximum permitted height (stories), Section 43-27, Table 43-3 (required 3, proposed 5);
- Exceeding maximum permitted height (feet), Section 43-27, Table 43-3 (required 45', proposed 63');
- Parking within the minimum front yard not permitted, Section 43-133(A)1;
- All parking spaces shall be located minimum of 5'-0" from any property line as per COY Zoning Code 43-44 B (5). (required 5.0', proposed 4.3');
- All parking spaces shall be located minimum of 5'-0" from any property line as per COY Zoning Code 43-44 B (5). (required 5.0', proposed 0.5');

has been approved subject to the attached Special Conditions.

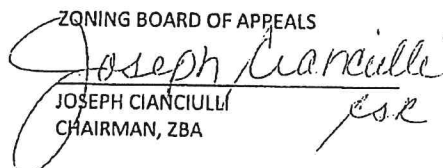
Prior to the issuance of any permits you will be required to serve written notice of all Zoning Board of Appeals Special Conditions by registered or certified mail on all known property owners within radius of 200 feet of the area of land affected by the Grant, as specified in G.O. 43-157.

Proof of service of a copy of the said notice and conditions set forth by the Zoning Board of Appeals is to be filed with the Clerk of the Zoning Board of Appeals within ten days after receipt of this letter.

Certificates of Occupancy will be issued only after all conditions are complied with.

Very truly yours,

ZONING BOARD OF APPEALS


JOSEPH CIANCIULLI
CHAIRMAN, ZBA

cc: ZBA File, Plan File, Assessors File, Planning Dept., Denise Egiziaco (Mayor's Office), Engineering/Traffic Engineering

SPECIAL CONDITIONS:

USE & AREA VARIANCE #5788

1111 AKA 1113 CENTRAL PARK AVE

BLOCK: 5425 LOT:100

ZONE: OL

1. All health, safety, fire, building zoning, and environmental codes shall always be adhered to by the applicant.
2. Any taxes or fines, if owed, shall be paid within 60 days from today's date.
3. This approval shall be immediately rescinded should the owner violate any of these conditions
4. All expenses associated with these conditions shall be the responsibility of the owner.

(NOTHING BELOW THIS LINE)