



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: TWO TWENTY-ONE BUENA VISTA GROUP, LLC Date of final application Submission: 4 / 26 / 2024

Name of Person Completing Application and Title: MAENG SOON YUN & SOC MIN YUN

Name of Company (if applicable):

Address: 88-92 SEDGWICK AVENUE, YONKERS, NY 10705

Phone: 914-226-8613 Mobile: 917-440-0266 Email: YUN@MSYGROUPUSA.COM

PROJECT INFORMATION

Project Address: 221-223 BUENA VISTA AVENUE, YONKERS, NY 10701

Block(s) & Lot(s): BLOCK 0172, LOTS 92, 94 AND 98

Present Legal Owner of Site: TWO TWENTY-ONE BUENA VISTA GROUP, LLC Is applicant/affiliate present owner of the site? [X] Yes [ ] No

How will the site be acquired: (if applicable) PHASED AUCTION When is the site planned to be acquired: 01 / 20 / 2020

Current Zone: A Proposed Zone: A Are any variance needed: NO

IS THIS PROJECT LOCATED IN: Distressed Area: [ ] Yes [ ] No Former Empire Zone: [ ] Yes [ ] 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: [X] Vacant land [ ] Abandoned [ ] In use / occupied PROPOSED PROJECT'S OPERATION TYPE: [ ] Commercial [ ] Retail [ ] Other: # of units 94 unit mix: NO street level use: COMMON BRIEF DESCRIPTION OF PRINCIPAL USE OF PROJECT UPON COMPLETION: VACANT LAND

Estimated date project will need to begin utilizing benefits: 12 / 01 / 2024

Likelihood of accomplishing proposed project within three (3) years: [X] Likely or [ ] Unlikely



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

**VALUE OF PROPERTY to be acquired** \$ 600,000.00  
 If you intend to leverage property already owned indicate intended mortgage value: \$ \_\_\_\_\_  
**TOTAL COST OF CONSTRUCTION: (labor + materials)** \$ 31,830,000.00  
 Labor: \$ 13,830,000.00 Equipment/Materials: \$ 18,000,000.00  
**NON CONSTRUCTION Equipment / Furnishings:** \$ 2,500,000.00  
**SOFT COSTS:** \$ 1,860,000.00  
 Other (explain): **PROFIT** \$ 2,346,400.00  
**TOTAL PROJECT COST** \$ 39,136,400  
 What is the **estimated Fair Market Value** of the project upon completion: \$ 52,000,000.00

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)			Estimated Value of EXEMPTIONS (to be completed by IDA)
<input checked="" type="checkbox"/> <b>SALES AND USE TAX EXEMPTION:</b> <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>20,500,000</u>	X 8.875%	\$ _____
<input checked="" type="checkbox"/> <b>MORTGAGE RECORDING TAX EXEMPTION:</b>	Estimated Mortgage amount: \$ <u>36,136,400.00</u>	X 1.5%	\$ _____
<input checked="" type="checkbox"/> <b>REAL PROPERTY TAX AGREEMENT (PILOT)</b> <i>REQUESTED duration of PILOT:</i>	YEARS: <u>15</u>		\$ _____
<input type="checkbox"/> <b>INDUSTRIAL REVENUE BOND (IRB)</b> Is a purchaser for the Bonds in place? <input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated value of bond: \$ _____		\$ _____
<b>TOTAL ESTIMATED VALUE OF FINANCIAL ASSISTANCE REQUESTED:</b>			\$ _____

**Economic Development = BENEFIT**

Private Funds invested \$ 3,000,000.00  
 Estimated Bank Financing \$ 36,136,400.00  
 Federal, State and Local grant/credit/loans/tax incentives (include Public Funds sum from the attached Prevailing Wage Checklist):  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
**TOTAL INVESTMENT IN PROJECT** \$ \_\_\_\_\_

Expected Gross Taxable Receipts: \$ \_\_\_\_\_  
 Addt'l Revenue to City/School District: \$ \_\_\_\_\_

- OTHER BENEFITS:**
- Community Development
  - Development that will attract other investment
  - Regionally Significant
  - Improve the quality of life for the Residents of the City
  - Other: \_\_\_\_\_



**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				3	3
Part Time - PT				4-6	4-6
<b>Total FTE*</b>				5-6	5-6

\*When calculating total FTE be sure to convert PT into the appropriate # of FTE

\*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		
Professional		1		
Administrative		1		
Production/Skilled Worker				
Independent Contractor		2		
Other (NOT including construction jobs)		1		
<b>TOTAL:</b>		4-6		

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:

N/A

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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: 30 MONTHS

Estimated start of construction: 02 / 2025  
MM YY

Estimated completion of construction: 07 / 2027  
MM YY

Estimate cost of project construction: \$ 31,830,000.00

Total cost attributable to materials: \$ 18,000,000.00

Total cost attributable to labor: \$ 13,830,000.00

Estimate how many construction jobs will be created as a result of this project: 80-100

Estimated aggregate number of work hours of manual workers to be employed in project construction: 8

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")<sup>1</sup>?  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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<b>CONTRACTOR INFORMATION</b> <small>If contractor/subcontractor has a permanent location in or around Westchester County please use address.</small>	
List each Project Construction Contractor or Subcontractor below (currently known or reasonably expected to be hired)	
<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor	
Name: <b>HYUNG MAIN KIM</b>	Company Name: <b>MSY GROUP INC</b>
Address: <b>88-92 SEDGWICK AVENUE, YONKERS, NY 10705</b>	
<input type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor	
Name:	Company Name:
Address:	
<input type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor	
Name:	Company Name:
Address:	

<sup>1</sup> 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.



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## 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: 85-90 %
- 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:

## SENIOR AFFORDABLE HOUSING

### 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.

## SITE PLAN AND ENVIRONMENTAL REVIEW:

Does this project have site plan approval?

Yes  No  N/A

Has the required environmental review under the State Environmental Quality Review Act (SEQRA) been completed?

Yes  No

If yes, coordinated by which Lead agency?: CITY OF YONKERS PLANING 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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### 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:

<b>1. Exempt Project:</b>	<ul style="list-style-type: none"> <li>a. Residential real estate (less than 4 units),</li> <li>b. Certain not-for-profit corporations with revenue under \$5 million,</li> <li>c. Certain Affordable Housing projects,</li> <li>d. Certain manufactured home park projects,</li> <li>e. Certain projects performed under a pre-hire collective bargaining agreement (e.g., labor peace agreement or project labor agreement),</li> <li>f. Projects funded by § 16-n of the Urban Development Corporation Act or the Downtown Revitalization Initiative,</li> <li>g. 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,</li> <li>h. NYC IDA Food Retail Expansion to Support Health projects,</li> <li>i. NYC EDC Small Business Incubator programs under 10,000 sq. ft.,</li> <li>j. NYC Dept. of Education school construction under 60,000 sq. ft., and</li> <li>k. Projects that receive certain tax benefits related to historic rehabilitation.</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>2. Covered Project:</b>	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. <sup>1</sup>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>3. Public Fund Exemptions:</b>	<ul style="list-style-type: none"> <li>a. Affordable New York Housing Program benefits,</li> <li>b. 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),</li> <li>c. Funds received for sewer projects or connections to existing sewer lines,</li> <li>d. Tax benefits where the value is unknown at time of construction,</li> <li>e. Tax benefits for the Brownfield Cleanup program,</li> <li>f. Funds for charter school facilities, and</li> <li>g. Any public monies, credits, savings or loans deemed exempt by the Public Subsidy Board.</li> </ul>	Exclude from above total
<b>4. Public Funds (Public Subsidies):</b>	<ul style="list-style-type: none"> <li>a. Public entity grants,</li> <li>b. Savings from fees, rents, interest rates, or loan costs, or insurance costs that are lower than market rate costs,</li> <li>c. 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</li> <li>d. Savings from reduced, waived, or forgiven costs (e.g., contingent loan repayments).</li> </ul>	Total: \$ <u>    TBD    </u>
<b>5. Effective Date</b>	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.	
<b>6. Reporting Requirement</b>	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	

<sup>1</sup> "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 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:  
  


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- 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.



**YEDC**

*Yonkers Economic Development Corporation*

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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.

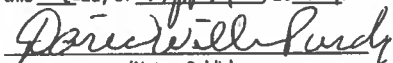
STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) ss.:

Maeng Soon Yun, being first duly sworn, deposes and says:

1. That I am the Maeng Soon Yun of Two Twenty one Buena Vista Group LLC and that I am  
(Corporate Officer) (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 23 day of April, 2024.

  
(Notary Public)

**DAVID WILLIAM PURDY**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01PU622370  
Qualified in Westchester County  
Commission Expires May 24, 2026

**APPLICATION FEE & PROCESSING**

Enclose with this Application is the non-refundable Application Fee in the amount of \$600.<sup>00</sup> 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

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

**Project Narrative**  
**SENIOR AFFORDABLE HOUSING**

**Property: 221 A/K/A 223 Buena Vista Avenue, Yonkers, NY**  
**BLOCK 0172, LOTS 92, 94 AND 98**

This project consists of developing 0.47 acres of vacant land located at 221-223 Buena Vista Avenue, Yonkers, New York into a multi-family 94-unit, nine (9) story affordable residential building for seniors. This senior building will have 40 one-bedroom apartments and 54 studio units, 47 parking spaces. As well as a rooftop green space for residents to enjoy with a barbeque and seating area. This building will also offer high-end amenities including a community room and a fitness center.

The property is located in the western section of the City, generally located to the east of the Hudson River Metro North line and west of Hawthorne Avenue between Herriot Street to the north and the Anthony O'Boyle Memorial Park to the south. In large measure, this area is underutilized and has primarily remained in its original constructed condition. The property is A Zoning District, and no variance is needed. In September 2023, the Yonkers City Council voted to designate the Yonkers Planning Board as the lead agency for SEQRA.

The Yonkers Comprehensive Plan (Sept 2000), among other goals, focuses on the development of infill sites, and promotion of affordable housing opportunities. The development of senior housing at 221-223 Buena Vista Avenue meets this goal. All state and local governments have recognized the need for senior housing.

The benefit of new residences and redevelopment in the area is that it supports future retail in the core, while also contributing to a more vibrant downtown. As a senior housing facility, the proposed structure on a dead-end street, with Buena Vista Park (Anthony O'Boyle Memorial Park) within walking distance, takes advantage of passive recreation for seniors. The site also overlooks the Hudson River, with views across the Domino Sugar refining facility.

The approximate cost of the proposed project is \$ 39,136,400.00 with the estimated start of construction by February 2025. The proposed development will create an estimated 80 to 100 construction jobs and 5 to 6 permanent jobs.

To achieve the proposed development, we need financial assistance and benefits afforded by the **Yonkers Industrial Development Agency**. *Enclosed is an Application for Financial Assistance.*

An application for financial assistance will be submitted to the Westchester County Department of Planning for the following funds programs: the **New Homes Land Acquisition Program (NHLA)**, the **Housing Implementation Fund (HIF)**, and the **HOME Investment Partnership Program (HOME)**.

Thank you for your consideration.



**nf**

ANGELA L. FERRARI ARCHITECT PC  
 ARCHITECT  
 110 WEST 125TH STREET  
 NEW YORK, NY 10030  
 TEL: 212.246.1100  
 FAX: 212.246.1101  
 www.nfarchitect.com

ANGELA L. FERRARI ARCHITECT PC  
 110 WEST 125TH STREET  
 NEW YORK, NY 10030  
 TEL: 212.246.1100  
 FAX: 212.246.1101  
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**Approved Notes:**  
 Change and specifications to drawings of professional engineer and architect shall be the responsibility of the client. The architect and engineer shall not be responsible for any errors or omissions in the drawings or specifications. The client is advised that the construction of the project shall be subject to the approval of the appropriate government agencies. The client is advised that the construction of the project shall be subject to the approval of the appropriate government agencies. The client is advised that the construction of the project shall be subject to the approval of the appropriate government agencies.



**NOTE**  
 Drawings may be printed at reduced scale

ZONE: URBAN T/A T/A MAP ID: -79-03-14-03

**LIST OF REVISIONS**

NO.	DATE	REVISION
1	04.23.24	REVISED FOR PG PLANS
2	04.23.24	REVISED FOR PG PLANS

**CLIENT**  
 THE THEORY ONE VISTA GROUP LLC  
 80-21 BROADWAY AVE  
 YORKERS NY 10709

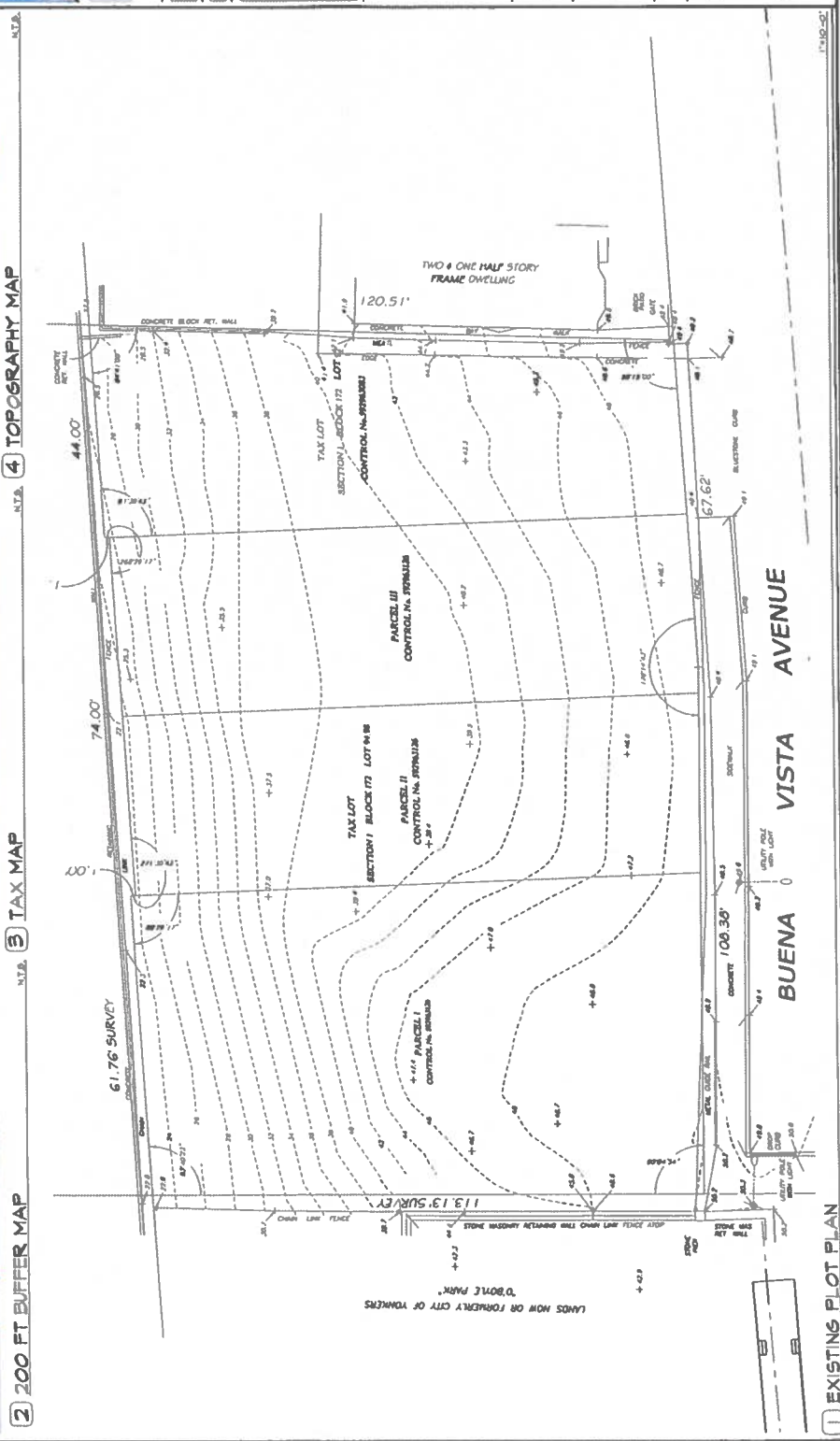
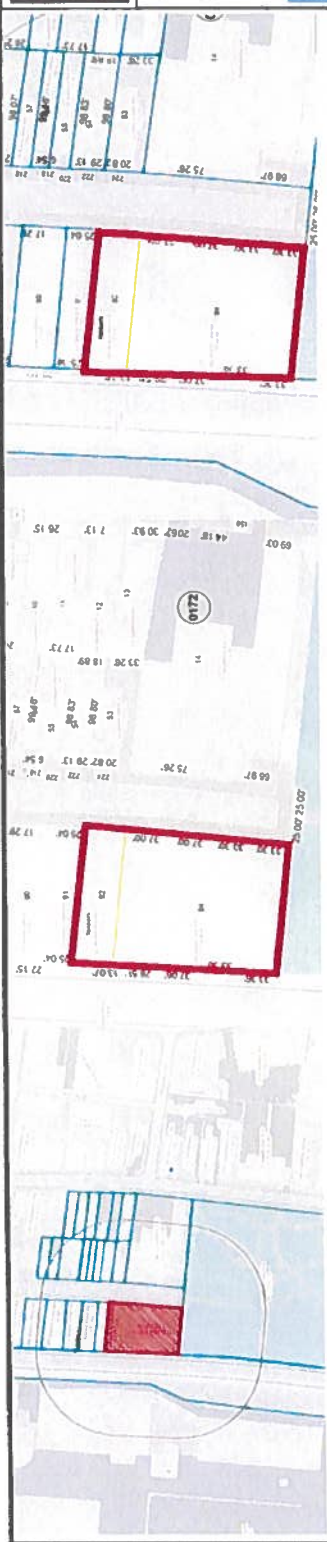
**PROJECT**  
 NEW 4 UNIT GARDEN CITY APARTMENT  
 BRUNO'S DESIGN PC  
 21-03 BUENA VISTA AVE YORKERS NY 10709

**DRAWING TITLE**  
 EXISTING PLOT PLAN & RECONSTRUCTION MAP

**DRAWN BY**  
 DATE: 04.23.24

**PROJECT NO**  
 24009

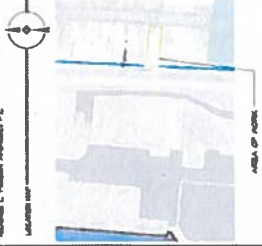
**DRAWING NO**  
 T-2







Design and construction documents are prepared by Nicholas Partnership, a registered professional engineering firm, under the supervision of a Professional Engineer (P.E.) who is duly licensed in the State of New York. The architect is not responsible for the construction of the building or for any other matter which is the sole responsibility of the contractor.



NOTE  
 Drawings may be printed at reduced scale

NO.	DATE	REVISION
1	04.21.24	REVISED FOR PG FLOOR PLAN
2	04.21.24	PG FLOOR PLAN
3	04.21.24	REVISION

**LIST OF DRAWINGS**

1. PROPOSED FLOOR PLAN - 2ND FLOOR
2. PROPOSED FLOOR PLAN - 3RD FLOOR
3. PROPOSED FLOOR PLAN - 4TH FLOOR
4. PROPOSED FLOOR PLAN - 5TH FLOOR
5. PROPOSED FLOOR PLAN - 6TH FLOOR
6. PROPOSED FLOOR PLAN - 7TH FLOOR
7. PROPOSED FLOOR PLAN - 8TH FLOOR
8. PROPOSED FLOOR PLAN - 9TH FLOOR
9. PROPOSED FLOOR PLAN - 10TH FLOOR
10. PROPOSED FLOOR PLAN - 11TH FLOOR
11. PROPOSED FLOOR PLAN - 12TH FLOOR
12. PROPOSED FLOOR PLAN - 13TH FLOOR
13. PROPOSED FLOOR PLAN - 14TH FLOOR
14. PROPOSED FLOOR PLAN - 15TH FLOOR
15. PROPOSED FLOOR PLAN - 16TH FLOOR
16. PROPOSED FLOOR PLAN - 17TH FLOOR
17. PROPOSED FLOOR PLAN - 18TH FLOOR
18. PROPOSED FLOOR PLAN - 19TH FLOOR
19. PROPOSED FLOOR PLAN - 20TH FLOOR
20. PROPOSED FLOOR PLAN - 21ST FLOOR
21. PROPOSED FLOOR PLAN - 22ND FLOOR
22. PROPOSED FLOOR PLAN - 23RD FLOOR
23. PROPOSED FLOOR PLAN - 24TH FLOOR
24. PROPOSED FLOOR PLAN - 25TH FLOOR
25. PROPOSED FLOOR PLAN - 26TH FLOOR
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30. PROPOSED FLOOR PLAN - 31ST FLOOR
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41. PROPOSED FLOOR PLAN - 42ND FLOOR
42. PROPOSED FLOOR PLAN - 43RD FLOOR
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52. PROPOSED FLOOR PLAN - 53RD FLOOR
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59. PROPOSED FLOOR PLAN - 60TH FLOOR
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62. PROPOSED FLOOR PLAN - 63RD FLOOR
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79. PROPOSED FLOOR PLAN - 80TH FLOOR
80. PROPOSED FLOOR PLAN - 81ST FLOOR
81. PROPOSED FLOOR PLAN - 82ND FLOOR
82. PROPOSED FLOOR PLAN - 83RD FLOOR
83. PROPOSED FLOOR PLAN - 84TH FLOOR
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85. PROPOSED FLOOR PLAN - 86TH FLOOR
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88. PROPOSED FLOOR PLAN - 89TH FLOOR
89. PROPOSED FLOOR PLAN - 90TH FLOOR
90. PROPOSED FLOOR PLAN - 91ST FLOOR
91. PROPOSED FLOOR PLAN - 92ND FLOOR
92. PROPOSED FLOOR PLAN - 93RD FLOOR
93. PROPOSED FLOOR PLAN - 94TH FLOOR
94. PROPOSED FLOOR PLAN - 95TH FLOOR
95. PROPOSED FLOOR PLAN - 96TH FLOOR
96. PROPOSED FLOOR PLAN - 97TH FLOOR
97. PROPOSED FLOOR PLAN - 98TH FLOOR
98. PROPOSED FLOOR PLAN - 99TH FLOOR
99. PROPOSED FLOOR PLAN - 100TH FLOOR

CLIENT  
 TWO THIRTY ONE VISTA GROUP LLC  
 88-12 BEDFORD AVE  
 TORONTO, NY 10710

PROJECT  
 101-111 WEST 86TH STREET APARTMENT  
 BUILDING DESIGN FOR  
 21-223 BEDA VISTA AVE, TORONTO, NY 10709

DRAWING TITLE  
 PROPOSED 2ND FLOOR PLAN  
 DRAWN BY  
 CHECKED BY  
 DATE  
 DRAWING NO.

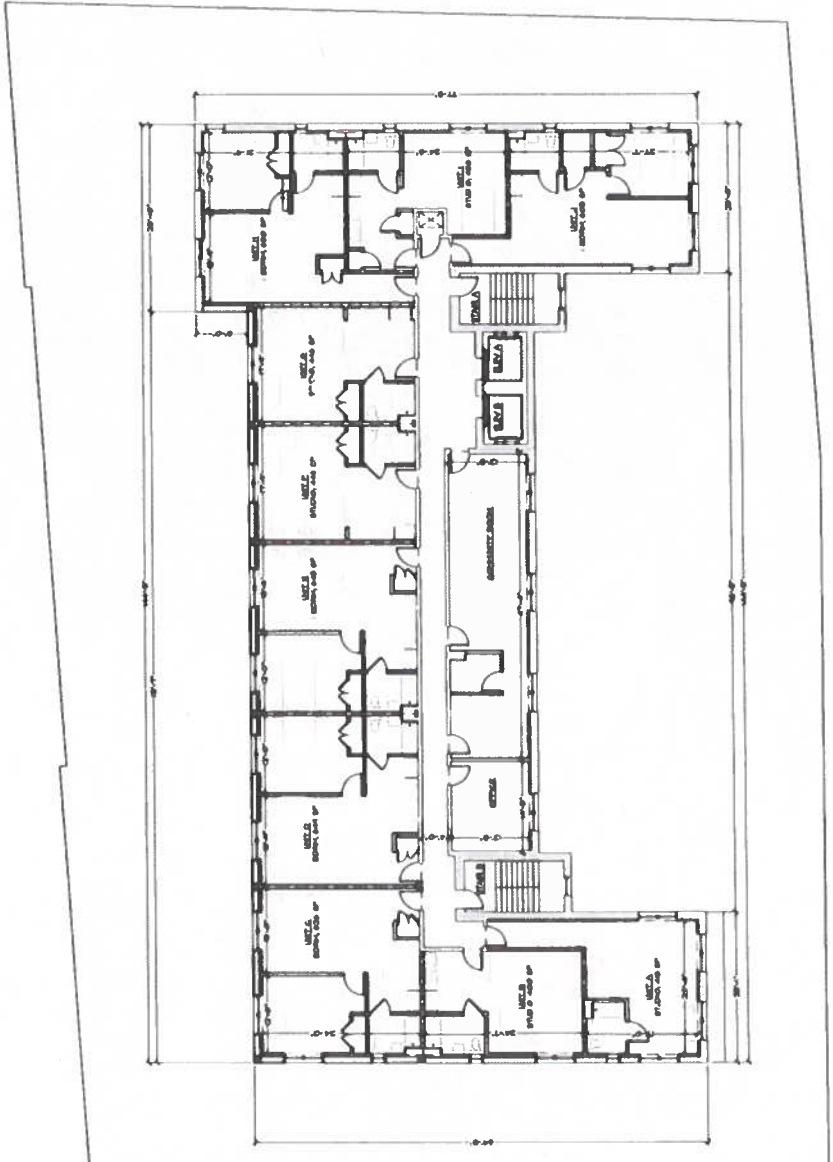
PROJECT NO.  
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 DRAWING NO.

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PROJECT NO.  
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 DRAWING NO.

PROJECT NO.  
 DATE  
 DRAWING NO.

PROJECT NO.  
 DATE  
 DRAWING NO.



2 PROPOSED 2ND FLOOR PLAN

1/8" = 1'-0"



**Reference Notes**  
 Drawings are submitted to the City of Boston for review and approval. The City of Boston is not responsible for the accuracy of the information provided on these drawings. The City of Boston is not responsible for the accuracy of the information provided on these drawings. The City of Boston is not responsible for the accuracy of the information provided on these drawings.

The drawings are intended solely for the information of the City of Boston and are not to be used for any other purpose without the written permission of the architect. The architect is not responsible for the accuracy of the information provided on these drawings.



AREA OF WORK

**NOTE**  
 Drawings may be printed at reduced scale

ZONE: UNL-1 / A TALE MAP ID: 175-03 04 03

**LIST OF DRAWINGS**

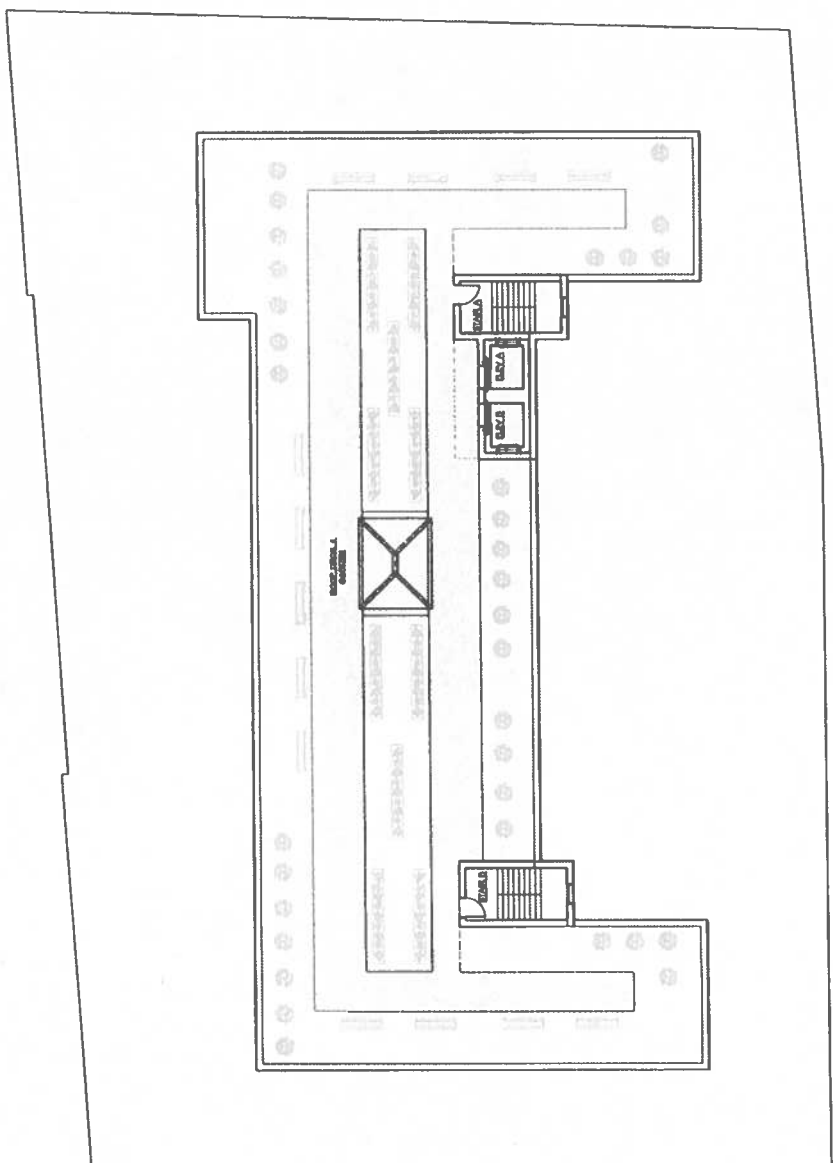
- 1. PROPOSED ROOF PLAN - GENERAL AND DETAILS
- 2. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 3. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 4. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 5. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 6. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 7. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 8. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 9. PROPOSED ROOF PLAN - MECHANICAL ROOMS
- 10. PROPOSED ROOF PLAN - MECHANICAL ROOMS

NO.	DATE	REVISION
1	04.27.24	REVISED FOR PER PLAN
2	04.27.24	PER PLAN

**CLIENT**  
 THE TWENTY ONE VISTA GROUP LLC  
 80-02 BROADWAY AVE  
 YONKERS NY 10710

**PROJECT**  
 NEW 64 UNIT APARTMENT & TIER APARTMENT  
 BUILDING DESIGN FOR  
 20-223 BUNA VISTA AVE YONKERS NY 10710

**DESIGNED TITLE**  
 PROPOSED ROOF PLAN  
**DRAWN BY**  
**CHECKED BY**  
**DATE** 04-24-24  
**DRAWING NO** A-5



3 PROPOSED ROOF PLAN



**NOTE**  
 Drawings may be printed at reduced scale

- LIST OF DRAWINGS**
- 1. PROPOSED FRONT EAST ELEVATION
  - 2. PROPOSED FRONT WEST ELEVATION
  - 3. PROPOSED SIDE SOUTH ELEVATION
  - 4. PROPOSED SIDE NORTH ELEVATION
  - 5. PROPOSED SECTION ELEVATION
  - 6. PROPOSED SECTION ELEVATION
  - 7. PROPOSED SECTION ELEVATION
  - 8. PROPOSED SECTION ELEVATION
  - 9. PROPOSED SECTION ELEVATION
  - 10. PROPOSED SECTION ELEVATION

NO.	DATE	REVISION
04-21-24	REVISED FOR PG FILMS	
04-23-24	PG FILMS	
04-23-24	REVISION	

**CLIENT**  
 TWO TWENTY ONE VISTA GROUP LLC  
 20-238 BIRDA VISTA AVE  
 TORONTO, ONT M2G 1G9

**PROJECT**  
 10000 UNIT SENIOR LIVING APARTMENT  
 BIRDA VISTA AVE TORONTO, ONT M2G 1G9

**DRAWING TITLE**  
 PROPOSED FRONT EAST ELEVATION

**DRAWN BY** PROJECT NO  
**CHECKED BY** SHEET NO  
**DATE** 04/23/24  
**DRAWING NO**



**E | PROPOSED FRONT (EAST) EXTERIOR ELEVATION**

**General Notes**  
 Drawings are prepared in accordance with the provisions of the International Building Code, 2015 Edition, and the International Residential Code, 2015 Edition. The contractor is advised that the architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.



**NOTE**  
 Drawings may be printed at reduced scale.  
 ZONE MAP / A TALK MAP 10 11-10-10 11-10-10

- LIST OF DRAWINGS**
- 1. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 2. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 3. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 4. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 5. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 6. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 7. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 8. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 9. PROPOSED REAR (WEST) EXTERIOR ELEVATION
  - 10. PROPOSED REAR (WEST) EXTERIOR ELEVATION

NO.	DATE	REVISION
01	04/24	REVISED FOR PERMITS
02	04/24	PERMITS
03	04/24	PERMITS
04	04/24	PERMITS
05	04/24	PERMITS
06	04/24	PERMITS
07	04/24	PERMITS
08	04/24	PERMITS
09	04/24	PERMITS
10	04/24	PERMITS

**CLIENT**  
 TWO TWENTY ONE VISTA GROUP LLC  
 6643 BENDISDA AVE  
 TORRENS CO, CO 80260

**PROJECT**  
 NEW 4 UNIT SENIOR CITIZEN APARTMENT  
 BUILDING DESIGN FOR  
 21-225 BIRDA VISTA AVE, TORRENS CO, CO

**DESIGNED BY** PROJECT NO. 1000000000  
**DRAWN BY** DATE 04/24/2018  
**CHECKED BY** DATE 04/24/2018  
**SCALE** 1/8" = 1'-0"



**E2 PROPOSED REAR (WEST) EXTERIOR ELEVATION**

1/8" = 1'-0"



