



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: Saber-Hightower LLC		Date of final application Submission: ____ / ____ / ____
Name of Person Completing Application and Title: Gregory Belew, Managing Member		
Name of Company (if applicable):		
Address: 555 Pleasantville Road, Briarcliff Manor, NY 10510		
Phone:	Mobile:	Email: [REDACTED]

PROJECT INFORMATION

Project Address: Ridge Hill - Parcel K		
Block(s) & Lot(s): Block 4062, Lot 1		
Present Legal Owner of Site: Ridge Hill Property Owner LLC		Is applicant/affiliate present owner of the site? ☐ Yes ☒ No
How will the site be acquired: (if applicable) Fee Simple Purchase		When is the site planned to be acquired:
Current Zone: PMD	Proposed Zone: PMD	Are any variance needed: None
IS THIS PROJECT LOCATED IN: Distressed Area: ☐ Yes ☒ Former Empire Zone: ☐ Yes ☒ No <i>*if unknown inquire with IDA Staff</i>		

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): The site is currently a vacant grass covered lot	PROPOSED PROJECT'S OPERATION TYPE: ☐ Commercial ☐ Retail ☐ Other: _____ ☒ Residential <i>select type:</i> ☐ Senior ☐ Affordable ☒ Market Rate # of units 282 unit mix: 33 Studios, 140 1BR, 97 2BR, 12 3BR street level use: Residential Lobby & Amenity, Retail BRIEF DESCRIPTION OF PRINCIPAL USE OF PROJECT UPON COMPLETION: 17-story multifamily residential (market-rate with 10% affordable) & ground floor retail space
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Estimated date project will need to begin utilizing benefits:	6 / 1 / 2026
Likelihood of accomplishing proposed project within three (3) years:	☒ Likely or ☐ Unlikely



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

VALUE OF PROPERTY to be acquired \$ 8,400,000

If you intend to leverage property already owned indicate intended mortgage value: \$

TOTAL COST OF CONSTRUCTION: (labor + materials) \$ 98,815,000

Labor: \$ 51,042,725 Equipment/Materials: \$ 47,772,725

NON CONSTRUCTION Equipment / Furnishings: \$ 9,320,000

SOFT COSTS: \$ 8,775,000

Other (explain): \$ 19,486,000

TOTAL PROJECT COST \$ 144,796,000

What is the estimated Fair Market Value of the project upon completion: \$

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)
☒ 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: \$ 47,772,725	X 8.875%	\$
☒ MORTGAGE RECORDING TAX EXEMPTION:	Estimated Mortgage amount: \$ 94,117,400	X 1.8%	\$
☒ REAL PROPERTY TAX AGREEMENT (PILOT) <i>REQUESTED duration of PILOT:</i>	YEARS: 25		\$
☐ INDUSTRIAL REVENUE BOND (IRB) Is a purchaser for the Bonds in place? ☐ Yes ☐ No	Estimated value of bond: \$		\$
TOTAL ESTIMATED VALUE OF FINANCIAL ASSISTANCE REQUESTED:			\$

Economic Development = BENEFIT

Private Funds invested \$ 50,678,600

Estimated Bank Financing \$ 94,117,400

Federal, State and Local grant/credit/loans/tax incentives (include Public Funds sum from the attached Prevailing Wage Checklist):

NA \$

\$

\$

TOTAL INVESTMENT IN PROJECT \$ 144,796,000

Expected Gross Taxable Receipts: \$ TBD

Add'l Revenue to City/School District: \$ TBD

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	0	0	NA	10-13	TBD
Part Time - PT	0	0	NA	4-8	TBD
Total FTE*				15-20	TBD

*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		6	\$70,000 to \$150,000	
Professional				
Administrative				
Production/Skilled Worker		9-14	\$50,000 to 150,000	
Independent Contractor				
Other (NOT including construction jobs)				
TOTAL:				

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:

Employment Plan includes estimated FT and PT jobs created by the retail space

There will be 6 FTE's created for the residential building, which includes building management (general manager, leasing, super/technicians), shown in the 'Management' section above

The other 9-14 FTE's are a range of potential jobs created from the retail space, shown in the 'Production/Skilled Worker' section above



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: 7 / 2026
MM YY

Estimated completion of construction: 12 / 2028
MM YY

Estimate cost of project construction: \$ 98,815,000

Total cost attributable to materials: \$ 47,772,275

Total cost attributable to labor: \$ 51,042,725

Estimate how many construction jobs will be created as a result of this project: 297

Estimated aggregate number of work hours of manual workers to be employed in project construction: 850,712

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: TBD

Company Name:

Address:

☐ 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: TBD %

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:

Applicant will encourage local hiring, and it is likely the majority of the hiring will be local

The project will be 'open-shop'

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

*An application for site plan approval was submitted to the Planning Board on November 19, 2025 and will be presented to the Planning Board at its December 10, 2025 meeting.

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

☐ Yes ☒ No

If yes, coordinated by which Lead agency?: An application has been filed with Planning, we anticipate they will serve as lead agency for SEQRA

*The YIDA was listed as an involved agency on the FEAF.

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: **Janet Giris, DDWWW**

Phone: [REDACTED]

Address: **360 Hamilton Ave, Suite 1010, White Plains, NY 10601**

Email: [REDACTED]

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

TBD

TBD

Type of entity: ☒ Taxable ☐ Tax-Exempt Establishment Date: ____/____/____ State of Organization: ____

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

☐ Limited; Number of Limited Partners: ____

☒ Limited Liability Company/Partnership: Number of Members: TBD

☐ 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:	<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.	☐ Yes ☒ 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	☐ Yes ☒ No
3. Public Fund Exemptions:	<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 NA
4. Public Funds (Public Subsidies):	<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>.



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:

- 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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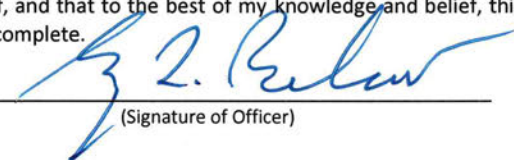
CERTIFICATION

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 L. Belew, being first duly sworn, deposes and says:

1. That I am the Managing Member of Saber-Hightower 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 16 day of January, 2020.

Marisa Warshaw
(Notary Public)

MARISA WARSHAW
Notary Public, State of New York
No. 01WA6356332
Qualified in Westchester County
Commission Expires March 27, ~~2021~~ 2029

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)

<u>Agency Fee Type</u>	<u>Fee</u>
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)

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

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Saber-Hightower LLC
Application to the Yonkers Industrial Development Agency
December, 2025

The Company:

The Company is a New York limited liability company focusing on real estate development with decades of experience and over \$3 billion in completed developments nationwide, with a concentration on multifamily, retail, mixed-use and hospitality. The Company has background experience that spans both institutional platforms and entrepreneurial ventures that offers a well-rounded agile approach to complex real estate challenges.

Project Narrative:

The Company is contract vendee of the property located at 22 Lembo Drive, also known designated on the tax assessment map as Block 4062, Lot 1, and also referred to as Parcel “K” at Ridge Hill (the “Property”). The Property is located on the south side of Lembo Drive, directly to the east of the Market Street Garage and north of the Lowe’s Home Improvement store. The Property consists of approximately 0.9 acres and is located in the PMD: planned multi-use development district (the “PMD District”) of the City. It is currently unimproved.

The Company is currently seeking site plan approval from the Planning Board to permit the development of a 17-story/180 foot tall mixed-use commercial and residential building containing 282 dwelling units and approximately 4,823 square feet of retail space on the ground floor (the “Project”). The unit mix consists of 33 studios, 140 one-bedroom, 97 two-bedroom and 12 three-bedroom units. The parking for the Project will be provided in the adjacent Market Street Garage (also known as the JK/KP parking garage located on Block 4063, Lot 1). Parking spaces available to the public will be located on Levels 1, 2 and 3 of the garage and 435 parking spaces to serve the Project residences will be located on Levels 3 through 5. A gate with a license plate reader on Level 3 of the parking garage will provide access to the residential parking spaces on levels 3 through 5. The Project also incorporates approximately 16,406 square feet of residential amenity space, including a landscaped garden area and outdoor pool, yoga and fitness rooms, and lounge area located on the ground floor and approximately 4,750 square feet of additional outdoor and indoor amenity space on the 17th floor.

The Project is designed to be a part of a vibrant and walkable community with immediate access to the retail, fitness, restaurants, grocery and entertainment venues available at Ridge Hill. It also supports a true live-work lifestyle that reduces automobile dependency and which will be further enhanced by accessibility to the Bee-Line bus service, Metro-North connectivity and a dedicated shuttle service for commuting residents to be provided by the Project’s building management.

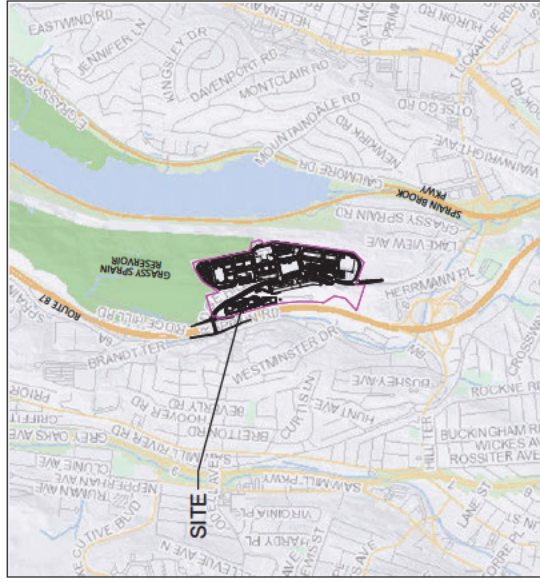
The Project will result in an approximately \$144,796,000 investment in the City of Yonkers. The Project will also result in the creation of approximately 297 temporary construction jobs over a

30-month construction period and will generate approximately 15 to 20 full-time and part-time permanent jobs following stabilization of the Project. The Project will also produce positive secondary economic impacts to the City by introducing residents to an area where they will utilize the nearby vibrant commercial space. Accordingly, not only will the Project be a significant ratable and generate additional sales tax revenue through the approximately 4,823 square feet of retail space, the Project's residents will also create additional sales tax revenue when utilizing the local commercial areas of Ridge Hill.

The Project as currently contemplated cannot be constructed without the Agency's assistance given the costs of financing and the increased costs of development in the City and Westchester County.

RIDGE HILL
YONKERS, NEW YORK
WESTCHESTER COUNTY
SUBMITTED FOR SITE PLAN APPROVAL (PARCEL K "THE IBEX")
NOVEMBER 19, 2025

SITE LOCATION MAP



COMING COMPLIANCE TABLE

Required Multi-Use District (PMD)	REQUIRED / PERMITTED ⁽¹⁾	EXISTING PMD	PROPOSED PMD	PROPOSED PMD
Residential Single-Family - Apartment Towers	RD	83.4	83.4	83.4
Minimum PMD Site Area (Acres)	1	0.55 ⁽²⁾	0.59	0.65
Minimum Floor Area Ratio	1.20 ⁽³⁾	700	782	982
Minimum Building Density	50%	425 ⁽⁴⁾	425	425
Minimum Building Coverage	1.400,000	400,000 ⁽⁴⁾	425	425
Minimum Residential Floor Area (GFA)	1.400,000	400,000 ⁽⁴⁾	425	425
Minimum Residential Building Height	38	0	17	17
Minimum Building Height (Feet) ⁽⁵⁾	180	4200	180	180
Minimum Parking Spaces	1.5 spaces/unit ⁽⁶⁾	1,925	425	1,475

(1) Per 84.0.0.12 of the Zoning Ordinance, building coverage, floor area ratio, and parking and loading requirements in the PMD District shall be applied to the boundaries of the PMD tract, and existing PMD tracts as a single lot, notwithstanding that the PMD tract may be divided into multiple lots for the purpose of this application.

(2) Total of 1,200 units on PMD tract based on approved increase on Parcel M from 100 to 700 units (leg used 10/2/2022)

(3) The maximum permitted height for all structures and building height shall be more than 15 stories or 30 feet, whichever is greater, measured from the finished ground level of the site.

(4) Based on estimated GFA of residential structures on Parcel M.

(5) Based on proposed residential parking on Parcel M.

(6) Based on proposed GFA of all structures on PMD.

BUILDING LOTS AFFECTED BY THIS APPLICATION:

BLOCK 4062-L0T 1: PARCEL "K" 22 LEMBO DRIVE
BLOCK 4063-L0T 1: PARCEL "J" 21 MARKET STREET

No.	Name	By	Scale	Date
SP-1.0	COVER SHEET	DTSP	1" = 20"	11/19/25
SP-2.0	SITE LAYOUT PLAN	DTSP	1" = 20"	11/19/25
SP-3.0	SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 20"	11/19/25
SP-4.0	SITE UTILITY PLAN	DTSP	1" = 20"	11/19/25
SP-5.1-5.2	DRAINAGE PROFILE	DTSP	AS SHOWN	11/19/25
SP-6.1	SITE AND UTILITY DETAILS	DTSP	NOT TO SCALE	11/19/25
SP-6.2	VEHICLE MANEUVERING PLAN (LOADING AREA)	DTSP	AS SHOWN	11/19/25
SP-6.3	AERIAL LADDER FIRE TRUCK ALIGNMENT	DTSP	1" = 20"	11/19/25
SP-6.4	AERIAL LADDER FIRE TRUCK CIRCULATION	DTSP	1" = 40"	11/19/25
SP-7.1	SITE PREPARATION/EROSION & SEDIMENT CONTROL PLAN	DTSP	1" = 20"	11/19/25
SP-7.2	EROSION & SEDIMENT CONTROL DETAILS	DTSP	NOT TO SCALE	11/19/25
SP-EC	EXISTING CONDITIONS PLAN	DTSP	1" = 20"	11/19/25
L-100.0	LEVEL 01: AMENITY COURTYARD LAYOUT PLAN	L27	1" = 1'-0"	11/19/25
L-101.0	LEVEL 17: AMENITY ROOF TERRACE LAYOUT PLAN	L27	1" = 1'-0"	11/19/25
L-300.0	LEVEL 01: AMENITY COURTYARD PLANTING PLAN	L27	1" = 1'-0"	11/19/25
L-301.0	LEVEL 01: SIDEWALK PLANTING PLAN	L27	1" = 1'-0"	11/19/25
L-302.0	PLANTING SCHEDULE & DETAILS	L27	AS SHOWN	11/19/25
L-500.0	LEVEL 01: AMENITY COURTYARD SECTIONS	L27	1" = 1'-0"	11/19/25
L-501.0	LEVEL 17: AMENITY ROOFTOP TERRACE SECTIONS	L27	1" = 1'-0"	11/19/25
UP-1	SITE LIGHTING DETAILS	GOLSTICK	NOT TO SCALE	11/19/25
UP-2	GROUND LEVEL PHOTOGRAPHIC LIGHTING PLAN	GOLSTICK	NOT TO SCALE	11/19/25
UP-3	ROOFTOP PHOTOGRAPHIC PLAN	GOLSTICK	NOT TO SCALE	11/19/25
UP-4	BUILDING FACADE & UNIT BALCONY PHOTOGRAPHIC ANALYSIS	GOLSTICK	NOT TO SCALE	11/19/25

LIST OF ARCHITECTURAL DRAWINGS

No.	Name	By	Scale	Date
G-002	PROJECT SUMMARY	BBB	NOT TO SCALE	11/19/25
G-007	ARCHITECTURAL SITE PLAN	BBB	1" = 1"	11/19/25
A-101	GROUND FLOOR PLAN	BBB	1" = 1"	11/19/25
A-102	2ND FLOOR PLAN	BBB	1" = 1"	11/19/25
A-103	3RD TO 6TH FLOOR PLAN	BBB	1" = 1"	11/19/25
A-107	7TH TO 14TH FLOOR PLAN	BBB	1" = 1"	11/19/25
A-115	15TH TO 16TH FLOOR PLAN	BBB	1" = 1"	11/19/25
A-117	17TH FLOOR PLAN	BBB	1" = 1"	11/19/25
A-118	BULKHEAD PLAN	BBB	1" = 1"	11/19/25
A-301	BUILDING ELEVATIONS	BBB	1" = 1"	11/19/25
A-302	BUILDING ELEVATIONS	BBB	1" = 1"	11/19/25
A-311	BUILDING SECTIONS	BBB	1" = 1"	11/19/25
A-320	PROPOSED MATERIALS	BBB	NOT TO SCALE	11/19/25
A-321	SIGNAGE LOCATION & EXTENT	BBB	1" = 1"	11/19/25
A-330	PROJECT VISUALS	BBB	NOT TO SCALE	11/19/25
A-331	PROJECT VISUALS	BBB	NOT TO SCALE	11/19/25

LEGEND

DTSP = DTS PROVIDENT
BBB = BETTER BLINDER BELLE
L27 = LETTER Z DESIGN



APPLICANT:
Ridge Hill Property Owner, LLC
755 Park Avenue
Yonkers, NY 10510

PLANNER, CIVIL ENGINEER,
TRUSTEE:
DTS - PROVIDENT
DTS - PROVIDENT
11/19/25

ARCHITECTURE:
Bayer Blinder Belle, LLP
1111 Broadway, Suite 200
Yonkers, NY 10510

LANDSCAPE ARCHITECTURE:
Letter 27 Design, LLC
1111 Broadway, Suite 200
Yonkers, NY 10510

SURVEYOR:
Larger, Bradley, Suite 910
1111 Broadway, Suite 910
Yonkers, NY 10510

ATTORNEY:
Dobelio Domellian Weingarten Wise &
1111 Broadway, Suite 910
Yonkers, NY 10510





VIEW SOUTH @ CORNER OF MARKET ST / LEMBO ST



VIEW NORTH @ GROUND FLOOR REAR COURTYARD



VIEW SOUTH DOWN MARKET ST



VIEW @ CORNER OF OTIS DR / LEMBO ST

IBEX AT RIDGE HILL
(PARCEL K)
Yonkers, NY

**BEYER
BLINDER
BELLE**
130 Broadway, 28th Floor
New York, NY 10038
212.717.7000

OWNER:
Silverlight LLC
300 West 42nd St, 10th Floor
New York, NY 10018
212.717.7000

ARCHITECT:
Langan Architects, Inc.
One North Broadway, 10th Floor
New York, NY 10001

ENGINEER:
Otis, Inc.
One North Broadway, 10th Floor
New York, NY 10001

STRUCTURAL ENGINEER:
Tishman Construction Services, Inc.
1001 West 42nd St, 10th Floor
New York, NY 10018

MECHANICAL ENGINEER:
BECO Environmental Engineers
2777 Avenue of the Americas
New York, NY 10001

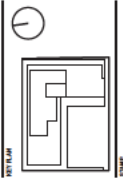
ELECTRICAL ENGINEER:
Langan Architects, Inc.
300 West 42nd St, 10th Floor
New York, NY 10018

LANDSCAPE ARCHITECT:
Langan Architects, Inc.
300 West 42nd St, 10th Floor
New York, NY 10018

INTERIOR DESIGNER:
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300 West 42nd St, 10th Floor
New York, NY 10018

LEASING AGENT:
Langan Architects, Inc.
300 West 42nd St, 10th Floor
New York, NY 10018

CONSTRUCTION MANAGER:
Langan Architects, Inc.
300 West 42nd St, 10th Floor
New York, NY 10018



DATE	10/15/2025
BY	ARCHITECT
FOR	CLIENT
PROJECT NAME	IBEX AT RIDGE HILL
PROJECT NUMBER	10018
CONTRACT NUMBER	10018

SITE PLAN SUBMISSION

PROJECT NAME	IBEX AT RIDGE HILL
PROJECT NUMBER	10018
CONTRACT NUMBER	10018

