

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PROJECT REVIEW FORM**

<b><u>Company:</u></b>		<b><u>IDA Meeting Date:</u></b>	
<b><u>Representative:</u></b>		<b><u>IDA Public Hearing Date:</u></b>	
<b><u>Type of Business:</u></b>		<b><u>Company Address:</u></b>	
<b><u>Project Start Date:</u></b>			
<b><u>Project End Date:</u></b>			
<b><u>Employment:</u></b>	<b><u>Total Yearly Payroll</u></b>	<b><u>Own / Lease:</u></b>	<b><u>SF / Acreage:</u></b>
<b><u>Full-Time Equivalent</u></b>	1st Year _____		
Existing _____	2nd Year _____		
1st year _____	3rd Year _____		
2nd year _____	<b>Total:</b> _____		
3rd year _____			
<b><u>Construction Jobs:</u></b>		<b><u>Proposed Project Location:</u></b>	
<b><u>Company Contact For Bid Documents &amp; Employment Opportunities:</u></b>		<b><u>Description:</u></b>	
<b>PROJECT BUDGET</b>		<b>ASSESSMENT</b>	
Land Related Costs		Current Assessment	
Building Related Costs		Asmt. At Completion (Est.)	
M & E Costs		<b>EXEMPTION (Est.)</b>	
F F & E Costs		Sales Tax @ 8%	
Professional Services/Development Cost		Mortgage Tax	
Total Other Costs		Property Tax Exemption	
Working Capital Costs			
Closing Costs			
Agency Fee		<b>TOTAL EXEMPTIONS:</b>	
<b>TOTAL:</b>		<b>TOTAL PILOT PAYMENTS:</b>	
<b><u>Project Type</u></b> <b><u>(Check all that apply)</u></b>		<b><u>Project Criteria Met</u></b> <b><u>(Check all that apply)</u></b>	
Manufacturing, Warehousing, Distribution Agricultural, Food Processing Adaptive Reuse, Community Development Housing Development Retail* Back Office, Data, Call Centers Energy/Power		Project will create and /or retain permanent jobs Project will be completed in a timely fashion Project will create new revenue to local taxing jurisdictions Project benefits outweigh costs Other public benefits	
<small>* Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>		<small>*New York State Required Criteria</small>	
<b><u>Pilot Type</u></b>			
Standard _____ year <input type="checkbox"/>			
Deviated _____ year			
<b><u>Staff Comments:</u></b>			

## *PROJECT DESCRIPTION*

American Horizons Group, LLC is proposing developing a 21-acre site at 105 ½ Skye Island Drive in Endicott, New York. The site is contiguous with the existing Skye View Heights 55+ rental community also owned by American Horizons Group.

The new development will be called “Altura at Skye View Heights” and will also be a 55+ rental community. The drive into Altura will begin with an iron gated entrance on Skye Island Drive and lead to a beautifully landscaped 4 story building with a portico and fountain at the entrance. The building will contain 120 units consisting of 1-bedroom (800 sf) units with fireplace on 1st, 2nd& 3rd floors, 2-bedroom (1,200 sf) units with fireplace on 1st, 2nd& 3rd floors and 2-bedroom (1,500 sf) units with den and fireplace on the 4th floor (penthouse units). Altura will also include amenities such as an indoor pool with jacuzzi and a community room.

Parking shall be below the building complex if possible, with an additional covered portico for residents parking. All utilities on the site will be installed underground to avoid unsightly poles and wires and maintain a pleasant view for Altura residents and the neighboring community.