

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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PUBLIC HEARING PURSUANT TO

SECTION 859-a OF

THE GENERAL MUNICIPAL LAW

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Town Hall Meeting Room
Town of Shawangunk Town Hall
14 Central Avenue
Wallkill, New York 12589

May 2, 2016
7:00 p.m.

BEFORE: MICHAEL HORODYSKI

The Chair

A P P E A R A N C E S:

MICHAEL HORODYSKI, Chair

A. JOSEPH SCOTT, UCIDA Counsel

STAFF:

Linda Clark

Chris Fury

SPEAKERS:

John Valk

Roger Rascoe

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2 THE CHAIR: Good evening, my name is
3 Michael Horodyski, and I am the Chairman of the
4 Ulster County Industrial Development Agency in
5 connection with the project which is the subject
6 of this Public Hearing.

7 Today I am holding this Public Hearing
8 to allow citizens to make a statement for the
9 record relating to the involvement of the agency
10 with a project for the benefit of Douglas H.
11 Posey, III, a New York Individual (the
12 "Company").

13 The Proposed Project consists of the
14 following: (A)(1) the acquisition of an interest
15 in an approximately 5.6 acre parcel of land
16 located at 2187 Bruynswick Road (Tax Map
17 99.2-7-1.00) in the Town of Shawangunk, Ulster
18 County, New York, together with one
19 approximately 37,400 square feet of space
20 (collectively, the "Facility"), (2) the
21 reconstruction and renovation of the Facility
22 and (3) the acquisition and installation therein
23 and thereon of certain machinery and equipment
24 (the "Equipment") (the Land, the Facility and
25 the Equipment being collectively referred to as

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2 addition, the Executive Director of the Agency
3 caused notice of this Public Hearing to be
4 posted on April 20th, 2016 on a public bulletin
5 board located at the Town of Shawangunk Town
6 Hall, 14 Central Avenue, Wallkill, in the Town
7 of Shawangunk, Ulster County, New York and on
8 the Agency's website on April 29th, 2016.

9 Copies of the notice of this Public
10 Hearing are available on the table.

11 Now, unless there is any objection, I
12 am going to suggest the waiving of this full
13 reading of the notice of this Public Hearing,
14 and instead request that the full text of the
15 notice of this Public Hearing be inserted into
16 the record of this Public Hearing.

17 The comments received today at this
18 Public Hearing will be presented to the members
19 of the Agency at or prior to the meeting at
20 which the members of the Agency will consider
21 whether to approve the undertaking of the
22 Project by the Agency and the granting by the
23 Agency of any financial assistance in excess of
24 \$100,000 with respect to this Project.

25 Notice of this Public Hearing

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2 indicated that written comments could be
3 addressed to: Suzanne Holt, the Director,
4 Office of Economic Development of the Agency.
5 No written comments have been received by the
6 Agency prior to this Public Hearing.

7 I will now open this Public Hearing
8 for public comment at 7:04 p.m.

9 By way of operating rules, if you wish
10 to make a comment, please raise your hand and I
11 will call on you. Please wait to be recognized,
12 once recognized, please stand and state your
13 name and address for the record. Please keep
14 your comments to three to five minutes so that
15 all those present today may have a chance to
16 comment for the record.

17 Obviously, at this point, if we go
18 over the three to five minute rule, it will be
19 quite okay. If your comments mirror those of
20 someone who has already spoken, you may so
21 indicate and then relinquish the podium to
22 another speaker so that all views represented at
23 this meeting may be heard.

24 When everyone has had the opportunity
25 to speak, I will conclude this Public Hearing.

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2 A record of this Public Hearing will be prepared
3 and reviewed by the members of the Agency in
4 connection with the Agency's consideration of
5 the Proposed Project.

6 Again, the purpose of this Public
7 Hearing is to solicit public comment. We are
8 not here to answer questions. However, we will
9 in the course of this Public Hearing consider
10 questions if we have information to answer the
11 questions and there is sufficient time to
12 consider such questions.

13 I will now ask if there is anyone in
14 attendance who wishes to comment on either the
15 nature, location, or the proposed financial
16 assistance being contemplated by the Agency with
17 respect to the Proposed Project.

18 For the record, please state your name
19 and indicate your comments on either the
20 Proposed Project or the proposed financial
21 assistance being contemplated by the Agency with
22 respect to the Proposed Project.

23 We will open for comments.

24 MR. VALK: John Valk, Supervisor. We
25 are very excited. We worked very hard to change

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2 the zoning on this to allow this project to
3 happen. I know we even had a board member
4 suggest that we go for IDA funding. I just have
5 a concern. I kind of thought it would be tax
6 exempt on the property tax, you know, as opposed
7 to a PILOT, and I really have no knowledge of
8 the process. The tax exempt, I do, but the
9 PILOT --

10 THE CHAIR: Right now, the way it's
11 proposed based on the application is that for
12 the first five years, I think the existing
13 assessment is a \$39,000 tax bill. That would
14 stay for the first five years. So any
15 improvements, obviously, that they make to the
16 property, you wouldn't get benefit of those --

17 MR. VALK: Well, that's the whole
18 plan --

19 THE CHAIR: Now, in year six, that
20 payment goes from \$39,000 to about \$70,000, so
21 an additional \$30,000, and then that works its
22 way up from there to year 15 where you're
23 basically at a 100 percent. And that's \$114,000
24 PILOT payment plus a --

25 MR. VALK: I understand the concept

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2 because it would be in the infancy of any
3 capital growth, and I have to complement the
4 proposed investors here. It's going to improve
5 a piece of property that has fallen into
6 disrepair, and I think it will benefit the
7 neighborhood and everything else. We are very
8 much in favor of it.

9 THE CHAIR: Thanks.

10 Any other comments?

11 MR. RASCOE: Roger Rascoe, 2533
12 Bruynswick Road. We live up the road from the
13 place. I'm also the Secretary Treasurer for the
14 Fire District, which is right around the corner
15 from there, and I'm also a member of our Zoning
16 Board here. I have been on the Zoning Board for
17 a number of years and we have not had any
18 development in our community that we can really
19 speak of, and it's refreshing to see that we
20 have an opportunity now for someone to invest
21 and improve our property. And anything that the
22 IDA Board can do to help this project along, I
23 would be 100 percent in favor of that, and I
24 thank the Applicant for joining our Town and,
25 you know, interested in making our community a

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2 better place.

3 THE CHAIR: Any other comments?

4 Just in an effort to make sure we
5 don't have any late arrivals, we'll probably
6 leave this open somewhere -- let's say until
7 7:20. If nobody comes in before 7:20, we'll end
8 up closing.

9 (Whereupon, a break was taken.)

10 THE CHAIR: So if there are no further
11 comments, I will now close this public hearing
12 at 7:20 p.m.

13 Thank you all for attending.

14 (Times noted: 7:20 p.m.)

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C E R T I F I C A T I O N

I, BARBARA ULBRICH, Court Reporter
and Notary Public within and for the
State of New York, hereby certify that I
recorded stenographically the
proceedings herein at the time and place
noted in the heading hereof, and that
the foregoing transcript is true and
accurate to the best of my ability,
knowledge and skill.

Barbara Ulbrich

BARBARA ULBRICH

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