

In The Matter Of:
Ulster County IDA

PUBLIC HEARING RE: ROMEO ENTERPRISES, LLC
April 19, 2021

COVERING ALL UPSTATE NEW YORK

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ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
RE: ROMEO ENTERPRISES, LLC

April 19, 2021
7:00 p.m. - 7:52 p.m.

Held Via Videoconference

Reported by: Brenda J. O'Connor-Marello, CSR

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the Ulster County Industrial Development Agency (the “Agency”) on the 19th day of April, 2021 at 7:00 o’clock p.m., local time, in connection with the Romeo Enterprises, LLC Project, as described below (the “Project”). As a result of the (1) ban on large meetings or gatherings pursuant to Executive Order 202.1 issued on March 12, 2020, as subsequently extended, (2) ban on non-essential gatherings of individuals of any size for any reason pursuant to Executive Order 202.10 issued on March 23, 2020, as subsequently extended, and (3) suspension of the Open Meetings Law relating to public hearings pursuant to Executive Order 202.15 issued on April 9, 2020, as subsequently extended, each as issued by Governor Cuomo in response to the novel Coronavirus (COVID-19) pandemic, the Public Hearing will be held electronically via conference call and video conference rather than in person. Members of the public may listen to, view and participate in the Public Hearing and comment on the Project by dialing in the telephone number: **1 (646) 558-8656 and entering access code 816 411 196 87 #** or you can join this Public Hearing from your computer, tablet or smartphone **via Zoom – <https://us02web.zoom.us/j/81641119687> Meeting ID: 816 411 196 87 #**. For more information on installing Zoom, please visit <http://www.zoom.com> or <https://support.zoom.us/hc/en-us>. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website.

Romeo Enterprises, LLC, a New York limited liability company (the “Company”), submitted an application, (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking the Project for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in 2 parcels of land totaling approximately 4.66 acres located at 1670 - 1694 Ulster Avenue (tax map nos. 39.82-2-3.120 and 39.82-2-3.110) in the Town of Ulster, Ulster County, New York (collectively, the “Land”), (2) the construction of an approximately 18,991 square foot building on the Land (the “Facility”); and (3) the acquisition and installation therein and thereon of certain machinery, equipment and other personal property (collectively, the “Equipment”) (the Land, the Facility, and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as an automotive dealership, and any other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Ulster County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect

to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

While the Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project, the Town Board of the Town of Ulster has issued a "negative declaration" (as defined in the SEQR Act) with respect to the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Rose Woodworth, Chief Executive Officer, Ulster County Industrial Development Agency, P.O. Box 4265 Kingston, New York 12402; Telephone: (845) 943-4600.

Dated: April 6, 2021.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT
AGENCY

BY: /s/ James Malcolm
Chair

1 APPEARANCES:

2 ULSTER COUNTY IDA BOARD MEMBERS:

3 JAMES MALCOLM, Chair
4 FAYE STORMS, Vice Chair and Assistant Treasurer
5 DR. DIANE EYNON, Treasurer
6 ORLANDO REECE, Assistant Secretary
7 DANIEL SAVONA, Assistant Secretary
8 RICHARD JONES, CFO

9
10
11 ULSTER COUNTY IDA STAFF:

12 ROSE WOODWORTH, CEO
13 AARON LACANFORA

14

15
16 ULSTER COUNTY IDA AGENCY COUNSEL:

17 HODGSON RUSS
18 BY: A. JOSEPH SCOTT, III, ESQ, - Bond Counsel

19

20

21

22 ALSO PRESENT:

23 O/B/O Romeo Enterprises, LLC:

24 Lucia Romeo

25

1 CHAIRMAN MALCOLM: Good evening.
2 My name is James Malcolm, and I'm the
3 chair of the Ulster County Industrial
4 Development Agency.

5 As you're well aware, due to the
6 COVID-19 pandemic, the Agency is holding
7 this public hearing by remote access --

8 * * *

9 (Interruption in the
10 proceedings.)

11 * * *

12 CHAIRMAN MALCOLM: Given the
13 number of people attending this Public
14 Hearing and the issues related to
15 technology, before we get started this
16 evening, I'm going to ask our remote
17 access host, Rose Woodworth, to review our
18 operating rules for the conducting of this
19 Public Hearing.

20 Rose, please.

21 Rose. You muted yourself.

22 Can everybody hear me? And then
23 I'll read them off.

24 Okay. As the host had muted
25 everyone's line so that we can keep

1 background noise to a minimum, all
2 participants can enter and leave the
3 public hearing at their convenience. If
4 anyone has any problems, please call the
5 following phone number: (845)338-4444.

6 When we get to the public
7 comment section of the public hearing,
8 please indicate that you want to make a
9 comment by noting so in the chat section
10 of the program. We will recognize you in
11 order. We will turn off your mute, ask
12 you to make your comments, and then move
13 to the next person. Note that when you
14 are recognized, you should give your full
15 name and address and limit your comments
16 to three minutes.

17 If you've joined the public
18 hearing by your cell phone or landline,
19 you'll need to send us an email at
20 info@ulstercountyida.com indicating that
21 you want to make a public comment.

22 Lastly, we want to make clear
23 the Agency will be holding the public
24 comment period open for two weeks
25 following this evening's public hearing;

1 so if for any reason you are not able to
2 make a comment tonight, there will be an
3 opportunity to provide a written comment
4 following the public hearing.

5 Thank you for your attention.

6 Okay. So let's get started.

7 Pledge of Allegiance.

8 * * *

9 (The Pledge of Allegiance
10 recited.)

11 * * *

12 CHAIRMAN MALCOLM: Okay. The
13 mission of the -- statement of the Agency
14 is the following:

15 The mission of the Ulster County
16 IDA is to advance the job opportunities,
17 general prosperity and long-term economic
18 vitality of Ulster County residents by
19 targeting tax incentives, bonds and other
20 assistance to foster creation and
21 attraction of new business, and the
22 retention and expansion of existing
23 business.

24 I would like to introduce the
25 following:

1 We have the IDA coach here Diane
2 Eynon; board member Rick Jones; our CEO
3 Rose Woodworth; and our attorney Joe Scott
4 on the line; as well as board members Faye
5 Storms and Orlando Reece. And if I missed
6 anyone, I'm very sorry.

7 Okay. Good evening. My name is
8 James Malcolm, and I'm the Chair of the
9 Ulster County IDA in connection with the
10 project which is the subject of this
11 public hearing.

12 Today we're holding a public
13 hearing to allow citizens to make a
14 statement, for the record, relating to the
15 involvement of the Agency with a project
16 for the benefit of Romeo Enterprises, LLC,
17 a State of New York limited liability
18 company.

19 The Proposed Project consists of
20 the following:

21 The acquisition of an interest
22 in two parcels of land totaling
23 approximately 4.66 acres located at 1670
24 to 1694 Ulster Avenue in the town of
25 Ulster, Ulster County, New York, the

1 construction of an approximately 18,991
2 square foot building on the Land; and the
3 acquisition and installation therein and
4 thereon of certain machinery, equipment,
5 and other personal property, the Facility
6 and the Equipment being collectively
7 referred to as the Project, all of the
8 foregoing to be owned and operated by the
9 Company as an automotive dealership, and
10 any other directly and indirectly related
11 activities; the granting of certain
12 "financial assistance" with respect to the
13 foregoing, including potential exemptions
14 from certain sales and use taxes, real
15 property taxes, real estate transfer taxes
16 and mortgage recording taxes; and the
17 lease (with an obligation to purchase) or
18 sale of the Project Facility to the
19 Company or such other person as may be
20 designated by the Company and agreed upon
21 by the Agency.

22 I intend to provide general
23 information on the Agency's general
24 authority and public purpose to provide
25 assistance to the Proposed Project. I

1 will then open the comment period to
2 receive comments from all present who wish
3 to comment on either the Proposed Project
4 or the Financial Assistance contemplated
5 by the Agency with respect to the Proposed
6 Project.

7 However, before discussing the
8 general information and opening the
9 hearing for public comments, I would like
10 to first describe some details regarding
11 the Project, as outlined in the completed
12 Application.

13 In the Application, the Company
14 has represented the following:

15 That the Project will create at
16 least 18 new full-time employee jobs
17 following the third year of operation of
18 the Project Facility. Further, the
19 Company has a current employment level of
20 18 FTE jobs and has agreed to maintain
21 that employment level. The creation and
22 maintenance of these jobs will increase
23 local tax revenue and consumer spending in
24 the community;

25 That the Company would not

1 undertake the Project without the
2 assistance being offered by the Agency;

3 That the Company understands and
4 recognizes that the assistance being
5 offered by the Agency is subject to
6 "claw-back" under the Agency's Claw-Back
7 Policy if the Company does not complete
8 the Project or maintain the required
9 employment levels.

10 The estimated cost of the
11 Project are equal to approximately
12 \$5,823,425, and the estimated benefits
13 being considered by the Agency are
14 described briefly as follows:

15 Sales tax exemption: \$160,000.

16 That's an estimate;

17 Mortgage recording tax
18 exemption: \$39,926 as an estimate;

19 And real property tax exemption:
20 \$966,782 as an estimate.

21 A table describing the proposed
22 amount of PILOT payments to be paid by the
23 Company is provided on the Agency's
24 website. The proposed PILOT abatement
25 schedule is determined in accordance with

1 the Agency's Uniform Tax Exemption Policy.

2 Please note the following with
3 respect to the proposed PILOT structure:

4 Real property tax exemptions is
5 being considered for the construction of
6 an approximately 18,991 square foot
7 building on the land;

8 Under the PILOT structure, the
9 amount of existing property taxes being
10 paid with respect to the Project site will
11 not be decreased;

12 The Company has applied for the
13 15-year PILOT structure under the Agency's
14 Uniform Tax Exemption Policy. If the
15 Company qualifies for such schedule, the
16 schedule provides for a 95 percent
17 exemption in Year 1, with the amount of
18 the abatement diminishing by 5 percent a
19 year until Year 10, when it will diminish
20 by 10 percent a year until Year 14.

21 For both Years 14 and 15, the
22 amount of the exemption will be equal to
23 10 percent.

24 In the Year 16, the amount of
25 the exemption will be zero percent, and

1 the Company will be paying an amount equal
2 to 100 percent of full property taxes with
3 respect to the Project. Note further, the
4 Company would most likely be eligible for
5 a similar exemption under Section 485-b of
6 the Real Property Tax Law. Such exemption
7 is available without the involvement of
8 the Agency, and without any requirement to
9 complete the Project or to maintain the
10 job levels.

11 Lastly, the 15-year PILOT
12 structure does not provide any abatement
13 to the Company for special district
14 charges, such as water or sewer charges.
15 The Company is responsible for paying the
16 full amount of such charges.

17 Finally, under the IDA
18 documents, the Company will be subject to
19 recapture of the Financial Assistance upon
20 occurrence of certain "recapture events."
21 Example of recapture events include the
22 failure to complete the Proposed Project
23 and make the promised investment, and
24 maintenance of the promised job levels.

25 The provisions of Chapter 1030

1 of Laws of 1969 of New York, constituting
2 Title I of Article 18-A of the General
3 Municipal Law, Chapter 24 of the
4 Consolidated Laws of New York as amended,
5 and Chapter 787 of the 1976 Laws of New
6 York, as amended, constituting Section 923
7 of said General Municipal Law
8 (collectively known as the "Act"),
9 authorize the Agency to promote, develop,
10 encourage and assist in the acquiring,
11 constructing, reconstructing, improving,
12 maintaining and equipping and furnishing
13 of manufacturing, warehousing, research,
14 commercial and industrial facilities,
15 among others.

16 Pursuant to Section 859-a,
17 paragraph 2, of the General Municipal Law
18 of the State of New York, prior to the
19 Agency providing any "financial
20 assistance" (as defined in the Act) of
21 more than \$100,000 to any project, the
22 Agency, among other things, must hold a
23 public hearing pursuant to Section 859-a
24 of the Act with respect to said project.
25 Since the proposed financial assistance to

1 be provided by the Agency with respect to
2 the Proposed Project may exceed \$100,000,
3 then prior to providing any "financial
4 assistance" (as defined in the Act) of
5 more than \$100,000 to the Proposed
6 Project, the Agency must hold a public
7 hearing on the nature and location of the
8 Project Facility and the proposed
9 "financial assistance" to be provided by
10 the Agency with respect to the Proposed
11 Project.

12 After consideration of the
13 Application receiving from the Company,
14 the members of the Agency adopted a
15 resolution on March 17th, 2021,
16 authorizing the Agency to conduct this
17 Public Hearing with respect to the
18 Proposed Project pursuant to
19 Section 859-a, paragraph 2, of the Act.

20 By way of background, notice of
21 this Public Hearing was published on
22 April 8, 2021 in the Daily Freeman, a
23 newspaper of general circulation available
24 to the residents of the Town of Ulster,
25 Ulster County, New York.

1 In addition, as required by New
2 York law, the notice of this Public
3 Hearing was mailed on April 7, 2021 to the
4 Town Supervisor of the Town of Ulster, the
5 County Executive of Ulster County, and the
6 Superintendent and the Board of Education
7 President of the Kingston City School
8 District.

9 Lastly, copies of the Public
10 Hearing Notice were posted on April 7,
11 2021 on a public bulletin board located at
12 1 Town Hall Drive in the Town of Ulster,
13 Ulster County, New York, and posted on
14 April 7, 2021 on the Agency's website.

15 Copies of the notice of this
16 Public Hearing are available on the
17 Agency's website.

18 Now, unless there's any question
19 (objection), I'm going to suggest waiving
20 the full reading of the notice of this
21 Public Hearing, and, instead, requesting
22 full text of the notice of this Public
23 Hearing be inserted into the record of
24 this Public Hearing.

25 The comments received today at

1 this Public Hearing will be presented to
2 the members of the Agency at or prior to
3 the meeting at which the members of the
4 Agency will consider whether to approve
5 the undertaking of the Proposed Project by
6 the Agency and the granting by the Agency
7 of any "financial assistance" in excess of
8 \$100,000 with respect to the Proposed
9 Project. The Agency currently intends to
10 consider the comments received this
11 evening regarding the Proposed Project at
12 the meeting of the Agency to be held on
13 May 19, 2021. This meeting, like all
14 meetings of the Agency, is open to the
15 public.

16 The notice of this Public
17 Hearing indicated that written comments
18 could be addressed to Rose Woodworth; she
19 is the Chief Executive Officer of the
20 Agency. We have not received any written
21 comment prior to this Public Hearing which
22 will be included in the record.

23 I will now introduce Lucia
24 Romeo, who is appearing on behalf of the
25 Company, who will described the Proposed

1 Project in further detail.

2 Did I miss anything? No?

3 Lucia, it's all yours.

4 MS. ROMEO: Thank you very much,
5 Jim. I appreciate it.

6 I appreciate the opportunity to
7 address everybody, give a little overview
8 of our project and what we're looking to
9 bring to the Town of Ulster.

10 For those of you who are aware
11 of our current location, we are on Schwenk
12 Drive in the City of Kingston at a
13 facility that's been an automotive
14 dealership for roughly 50 years.

15 We have seriously outgrown this
16 facility, and it is detrimental to our
17 customers and to the services that we
18 provide by remaining in this location, so
19 we are looking to move over to the Town of
20 Ulster.

21 Essentially, we are making the
22 same move that we made back in 2011 with
23 our Chevy store, that also started at the
24 Schwenk Drive location. So we are looking
25 to move directly across the street from

1 Chevy and build a beautiful new facility
2 that will be able to service our customers
3 on a much higher level, higher, you know,
4 number of customers, and also with a much
5 better experience than what they are
6 currently experiencing.

7 Traffic flow should be great.
8 The accessibility should be great. The
9 building will be up to code, up to par.
10 We are looking to double the number of
11 employees that we have, and we are looking
12 to bring a huge number -- a huge increase
13 in the amount of tax revenue that comes to
14 the town and also business to the town as
15 well.

16 We are looking to build the
17 facility to be EV-compliant, because Kia,
18 as a manufacturer, has made a commitment
19 to be primarily EV-compliant by 2030, so
20 we will be offering charging stations at
21 this location that will be available to
22 the public as well as to our customers and
23 accessible.

24 And we're also making a
25 commitment to keep the construction crews

1 and those that are employed in the
2 construction of this project to at least
3 75 percent local, local, labor. Because
4 of our presence in this town for the last
5 20-plus years, it is extremely important
6 to us to use local labor, to have our
7 customers be the ones that are actually
8 building this building. They've been
9 loyal to us for years, we want to be loyal
10 right back to them. So that is a huge
11 commitment that we're making in addition
12 to it being part of the IDA application.

13 We are looking to keep that
14 label -- keep the materials, the labor,
15 and the workforce all as much local as we
16 possibly can.

17 And then we are also looking to
18 bring new jobs. When we moved our Chevy
19 location -- When we initially bought what
20 was Century Buick GMC back in 2000, they
21 had seven employees. At our Chevy
22 location now, we are at 70 employees.
23 When we moved from Schwenk Drive to Ulster
24 Avenue, we went from approximately 30
25 employees to 70 employees. So we're

1 anticipating going from 18 employees to 36
2 employees with Kia, but that's just in the
3 first three years. So I can anticipate
4 over the next 10 years that we will bring
5 that number up towards the 50 employee
6 mark. That is our objective, that is our
7 goal. And, of course, that would be
8 primarily local labor because we want to
9 keep it here in town.

10 So I think it will be a
11 beautiful addition to the area. I think
12 that the facility will be manufactured as
13 economically as we can and as sustainably
14 as we can. Like I said, we are bringing
15 in those EV chargers; that is a huge push
16 from both the manufacturer and us, and
17 that'll be definitely a good upgrade to
18 the area as well.

19 So we look forward to everyone's
20 comments. We hope we can address any
21 concerns, and we really are looking
22 forward to building this project and hope
23 we can get a move on it. So, thank you.

24 CHAIRMAN MALCOLM: Is that it,
25 Lucia?

1 MS. ROMEO: Yes, I think so.

2 CHAIRMAN MALCOLM: Good. Thank
3 you. I'll trade spots with you. You can
4 read what I read, and I'll read what you
5 read. How's that?

6 MS. ROMEO: Sounds good.

7 CHAIRMAN MALCOLM: I will now
8 open the public hearing for this public
9 comment at, I believe it's what, 7:16.
10 7:17. Please follow the operating rules
11 described at the beginning of the public
12 hearing, namely indicate by the chat
13 program that you want to make a public
14 comment. We will recognize you in the
15 order. We will unmute your line, and then
16 you can make your comments.

17 Please begin your comments by
18 stating your name and address -- and
19 address for the record.

20 Please keep your comments to
21 three minutes so that all those present
22 today may have a chance to comment for the
23 record. If your comments mirror those as
24 someone who has already spoke, you may so
25 indicate, and then relinquish your time to

1 another speaker so that all views
2 represented at this hearing may be heard.

3 When everyone has had the
4 opportunity to speak, I will conclude this
5 public hearing. A record of this public
6 hearing will be prepared and reviewed by
7 the members of the Agency in connection
8 with the Agency's consideration of
9 Proposed Project.

10 In order to ensure that the
11 public has had adequate time to provide
12 comments to the Agency on this Proposed
13 Project, the Agency will hold the comment
14 period for this Proposed Project open
15 until 5:00 p.m. May 3rd, 2021. All
16 comments received by the close of business
17 on May 3rd, 2021 will be included in the
18 official record of the Agency.

19 Again, the purpose of this
20 Public Hearing is to solicit public
21 comment. We're not here to answer
22 questions. However, we will, in the
23 course of this Public Hearing, consider
24 questions if we have the information to
25 answer the questions and there is

1 sufficient time to consider such
2 questions.

3 I will now ask if there is
4 anyone attending the Public Hearing who
5 wishes to make a comment.

6 Rose, please.

7 MS. WOODWORTH: Yup. So as a
8 reminder, state your name and your
9 address.

10 Mr. Richters, you signed up
11 first, so I'll unmute you.

12 MR. RICHTERS: Thank you very
13 much. Clark Richters, Kingston, New York,
14 a resident of Ulster County/media person
15 blogger 23.

16 So my concern is from the
17 articles from the Daily Freeman, that they
18 reported that there was perching of bald
19 eagles in that area. And I would like to
20 request that if it's possible, I'll try
21 looking for it myself there, it was a
22 environmentally impact statement for that,
23 for that project over there.

24 And I'm really disappointed that
25 they -- the DEC is supposed to be sort of

1 like the outlooker of wildlife, that they
2 really never responded as what I thought
3 that, you know, that they -- once they're
4 perching, they wasn't allowed to, you
5 know, be disturbed. And that's only -- I
6 believe the area that they're -- where
7 they were disturbed was where is the site
8 where you're talking about now is going to
9 be next to the Quick Check; right? On 9W,
10 Nance?

11 MS. WOODWORTH: Yes.

12 MR. RICHTERS: Okay. So the
13 site, they're also -- they're also on
14 upper by Stewart's, across the street from
15 Stewart's, that was also cleared out, too.
16 And I know that's not a part of this
17 proposal, but I'm just saying, there's
18 been a lot of trees removed from the area.

19 And I'm not a tree-hugger. I'm
20 just saying, because nobody is speaking
21 for the bald eagles out there in the
22 wildlife, that Ulster used to be sort of
23 like this farm country when I moved to
24 Kingston back -- back in the, you know,
25 '70s to -- and even though it's a shopping

1 district out there now, but it's become to
2 be the city of Ulster.

3 And I'm not -- you know, I've --
4 I'm not against the new dealership. I'm
5 trying to make the stand or whatever. I'm
6 just -- I'm just saying there's nobody
7 right now looking out for the wildlife and
8 the bald eagles that, you know, really
9 should be left alone. And if you could
10 find another space or whatever, or even --
11 I would like to see this still being
12 addressed over there, because I believe
13 there are still some trees in that area
14 that, you know --

15 CHAIRMAN MALCOLM: Mr. Richters,
16 you bring up -- you certainly bring up a
17 valid point, but this is not an agency
18 that can determine that. I guess you
19 would have to bring your concerns --

20 I mean, we're here under public
21 comment, but --

22 MR. RICHTERS: Right.

23 CHAIRMAN MALCOLM: -- to save
24 you a step, it would be something you
25 would have to go to the DEC or the

1 appropriate agency at that point. But we
2 certainly hear you and respect where
3 you're coming from. I didn't mean to cut
4 you off. I apologize.

5 Do you have anything you'd like
6 to finish --

7 MR. RICHTERS: I did reach out
8 to them -- Yeah. I did reach out to them
9 and -- and that's the only reason --

10 Normally I don't like to -- I
11 follow government, I like to share
12 government, but on this subject right
13 here, you know, it's sounded like nobody
14 is really speaking for them, so I was
15 like, I have to speak on that.

16 And like I said, I'm not against
17 Kia or whatever, building or whatever, or
18 that, I'm just where it's like some things
19 you just should leave alone and move
20 someplace else and find a different spot.

21 CHAIRMAN MALCOLM: Unfortunately
22 that doesn't lead itself to it --

23 MR. RICHTERS: No, but I want
24 this to be a part of the record saying
25 that I --

1 CHAIRMAN MALCOLM: It is on the
2 record. We certainly can hear where
3 you're coming from. Now to be expedient,
4 we're going to move on to the next
5 speakers. It's a matter of public record.
6 But I would, if that's a concern, take it
7 up with the appropriate agency. No one
8 here disrespects where you're coming from,
9 so I want to be clear about that.

10 And, you know, I was taught a
11 long time ago, there's no dumb questions
12 or concerns, so thank you again, sir.

13 MR. RICHTERS: All right.

14 Thank you.

15 CHAIRMAN MALCOLM: Rose.

16 MS. WOODWORTH: Thank you,
17 Mr. Richters.

18 Mr. Shaughnessy, you're up next,
19 so if you could state your full name and
20 your address, please, for the record.

21 MR. SHAUGHNESSY: Can you hear
22 me now?

23 MS. WOODWORTH: Now we can.

24 MR. SHAUGHNESSY: Okay. My name
25 is James Shaughnessy. I am a resident of

1 Kingston at 11 Delta Place. I am also
2 president of the Kingston City School
3 District Board Of Education.

4 We received a notice that
5 Mr. Malcolm had mentioned after our last
6 board meeting, which was April 7th, and
7 our next board meeting is Wednesday,
8 April 21st, so I haven't had a chance to
9 discuss the application with the entire
10 board, although I have discussed it with
11 Dr. Padalino, our superintendent, and Alan
12 Olsen, our deputy superintendent from
13 business administration.

14 So my comments are, there have
15 been at least three large dealerships, car
16 dealerships built in the Town of Ulster in
17 the last decade; none of them, to my
18 knowledge, have a PILOT agreement with the
19 UC IDA: Those are the Romeo
20 Chevrolet/Buick/GMC in Lake Katrine across
21 from the current site under consideration.
22 I believe that was built in 2012. And
23 I've discovered that it has a New York
24 State assessment exemption, and I believe
25 now it's in its ninth year.

1 The Begnal Jeep/Chrysler/Dodge
2 on Route 28, also in the Town of Ulster,
3 was opened in 2017, and it also has a New
4 York State assessment exemption; I believe
5 it's in the third year now.

6 Lia Honda on East Chester Street
7 Bypass opened in 2018; and to my knowledge
8 and inquiry, it has no exemption or
9 abatement.

10 So, you know, one question I had
11 when I first read the application is why
12 is the UC IDA now considering a PILOT for
13 an auto dealership when that seems not to
14 have been the case in the past?

15 The Romeo Kia application
16 mentions hardship caused by the pandemic,
17 but the pandemic is a temporary situation
18 and it's not going to last 15 years.

19 A comment that I'll make about
20 the New York State assessment exemption:
21 I believe that's more friendly to school
22 districts in the way that it impacts our
23 tax base growth factor and our tax cap.
24 And I know that's been a concern for the
25 board members of the school district, and

1 we've discussed it with the -- with the
2 IDA recently.

3 In terms of the application, it
4 states on page 7 that without the Agency's
5 assistance, this project will not be
6 profitable to the extent necessary to make
7 it viable.

8 The application then states --
9 also states on page 4: Currently, we are
10 unable to become a Kia certified EV
11 dealer. We would be able to become
12 certified and add the stations with the
13 move.

14 On page 4, it also states that:
15 Since Romeo Chevrolet/Buick/GMC moved out
16 to Lake Katrine, sales and service
17 business has more than doubled.

18 The application also provides an
19 estimate of total sales at the new
20 location of \$31,649,400. And the cover
21 letter to the application that was
22 included in the meeting materials at the
23 March 17th, 2021 board meeting states that
24 the projected amounts were adjusted to
25 reflect 150 percent increase with the

1 move.

2 So the first statement doesn't
3 seem consistent with the following
4 statements. It seems that the project has
5 to go forward to enable the applicant to
6 become a Kia certified EV dealer
7 regardless of the financial assistance
8 from the UC IDA and will result in
9 two-and-a-half times the current revenue.

10 End of comment.

11 CHAIRMAN MALCOLM: Thank you,
12 Mr. Shaughnessy.

13 Just to your point, those three
14 dealerships, no one ever approached us, so
15 there was no -- there was no applications,
16 no inquiries about PILOT programs on
17 those. I just want to edify for your
18 edification. No one has ever asked us
19 about that.

20 MR. SHAUGHNESSY: Okay. Well,
21 that's what I assumed, because I didn't
22 find it --

23 CHAIRMAN MALCOLM: I just want
24 to make it clear out there. It wasn't a
25 case of people came and were turned down.

1 No one came. But again, we certainly
2 appreciate your insight. It's usually
3 very good. I should say more often it's
4 very good. And thank you very much.

5 But the public comment period is
6 not, honestly -- And this is only my
7 opinion: It's -- It's not designed to go
8 through an application chapter and verse,
9 it's just that, a public comment on a
10 potential project. But thank you again,
11 sir.

12 Rose, who else?

13 MS. WOODWORTH: Thank you,
14 Mr. Shaughnessy.

15 Up next is Mr. Baxter. If you
16 could please state your full name and your
17 address before you give your comments.

18 MR. BAXTER: My name is Keith
19 Baxter. I live at 39 Lake Hill Road, Lot
20 30-3, Lake Katrine, New York, also known
21 as the Brink's Trailer Park, which
22 borders the Romeo Kia property on
23 Route 9W next to the Holiday Inn Express.

24 When Romeo Kia first bought that
25 property, there was a plan to develop it.

1 I met both with Lucia Romeo, the
2 engineering firm that was doing the design
3 of that property. There were plans that
4 were agreed upon by all the parties,
5 including the Town of Ulster Planning
6 Board, which included buffers between the
7 project and the neighbors, in essence, me.

8 Basic construction and
9 preparation had started, but then there
10 were some deviations from those original
11 plans; primarily, the removal of the
12 buffers. These unapproved changes
13 resulted in many years of disruption to my
14 family and to my neighbors.

15 Within this park, there are 42
16 families that were impacted by this.
17 Trees that were part of the buffer were
18 removed that should not have been. There
19 was ground disruption which caused
20 flooding to my neighbors. There have been
21 ongoing quality-of-life issues, which to
22 this day still have not been addressed by
23 the Romeo Kia dealership.

24 Noise levels from the Route 9W
25 corridor across a wide-open field day and

1 night have no buffer. Even the Holiday
2 Inn Express garbage removal every week in
3 the early morning hours can be very easily
4 heard.

5 The issue of flooding storm
6 water into the park has been an ongoing
7 risk, and since no permanent plan has ever
8 been put into place, it still has
9 potential to happen. When it does happen,
10 the residents can't even exit their homes
11 because the water level is so high.

12 During the summer months, the
13 property maintenance is minimal. Grass
14 being cut is not done until the grass is
15 extremely high. Weed and sumac are left
16 to grow along the borders with no
17 maintenance.

18 I am asking the County IDA to
19 ensure that these matters are addressed
20 before giving any tax relief to Romeo Kia.
21 All these issues on the Route 9W property
22 have to be addressed, agreed upon by
23 myself, David Brink, and all the agencies
24 and parties involved, and then they have
25 to be implemented.

1 The residents of the neighboring
2 properties have been neglected too long
3 and need these issues fixed permanently.

4 Thank you for giving me the time
5 to share my opinions.

6 CHAIRMAN MALCOLM: I think it
7 was good. Can I ask you a question, sir?

8 MR. BAXTER: Yes, sir.

9 CHAIRMAN MALCOLM: Have you
10 brought this back to the Town of Ulster as
11 far as --

12 I mean, when you cite what's
13 going on, these are -- these are at the
14 existing facility that the Town of Ulster,
15 you know, under the planning and that,
16 have you brought it back to them to ask
17 them if they've taken any action?

18 MR. BAXTER: Yes. It's my
19 impression that since the Romeo Kia
20 project has been moved over to the --
21 where they are developing this new site,
22 that since it's been turned over to the
23 county, you guys would be the ones I would
24 need to talk to.

25 Mr. Quigley and I are on a

1 first-name basis and we talk frequently
2 about this, so they are fully aware of
3 what has been left and unaddressed for the
4 last several years.

5 CHAIRMAN MALCOLM: I guess what
6 I'm getting at, under the new planning,
7 and they went through the site plan and
8 everything, if that's part of that at that
9 point, then we certainly can deal with it.
10 A pre-existing condition, I'm not sure
11 what -- if that's part of our purview, but
12 we'll certainly look into it.

13 MR. BAXTER: Yeah. Part of the
14 problem is that there was a plan to
15 develop the property and go forward with
16 certain things, but once that plan was
17 abandoned, there was not part of that
18 original presentation to, okay, now what
19 are we going to do?

20 CHAIRMAN MALCOLM: Yeah, there's
21 got to be something in place. So while we
22 certainly can appreciate your concern,
23 and, you know, you're a little irritated
24 about it, I get it, I would -- I would
25 certainly -- I see Jim Quigley is only

1 running one more time, so I would get to
2 him before he leaves.

3 But I will say this: I'm not
4 easy to deal with. The Romeo people have
5 given us chapter and verse when we asked
6 them for it, so maybe an old-fashioned cup
7 of coffee and see where everyone's at can
8 certainly help address your concern; okay?

9 MR. BAXTER: I will pass that
10 information along to Mr. Quigley.

11 CHAIRMAN MALCOLM: Thank you,
12 sir. Thank you very much.

13 MR. BAXTER: Thank you.

14 CHAIRMAN MALCOLM: Rose.

15 MS. WOODWORTH: Thank you,
16 Mr. Baxter.

17 MR. BAXTER: Thank you.

18 MS. WOODWORTH: Up next is Sarah
19 Wenk.

20 Sarah, if you can say -- state
21 your name and your address for the record,
22 please.

23 MS. WENK: Hi. Good evening.
24 My name is Sarah Wenk. I live at 115 Main
25 Street in uptown Kingston.

1 I didn't prepare my comments as
2 much as I like to for these meetings.
3 I've read through the application today
4 and I don't -- I just don't really
5 understand why this project should get a
6 PILOT.

7 They -- One thing I noticed in
8 the application, that the majority of
9 their sales are, if I'm reading it
10 correctly, are outside of Ulster County.
11 They say in the application the amount of
12 local supply that they can purchase is
13 going to be minimal because they're
14 required to buy from Kia.

15 It seems that if they're selling
16 Kia automobiles, that Kia is going to
17 benefit from this dealership more than the
18 county. Eighteen jobs in three years
19 seems laughably small, and there's
20 certainly no guarantee of anything more
21 than that happening.

22 The taxes, there's no real tax
23 gain because the taxes will be shifted
24 from the City of Kingston to the Town of
25 Ulster. It just --

1 And it seems to me that what --
2 I understand this is not, like, an ideal
3 location, but my hunch is that this
4 business is looking to get off Schwenk
5 Drive before potentially years of
6 construction if the Kingstonian goes
7 forward.

8 It just -- Everything I've seen
9 about this project seems completely at
10 odds with what PILOTs are designed for.
11 It's just moving an existing business from
12 one place to another because they want to
13 get more business.

14 And I think the reason,
15 Mr. Malcolm, that other car dealerships
16 haven't approached you for PILOTs is
17 because PILOTs are not appropriate for car
18 dealerships. I think if they were, they
19 would have approached you. And I urge the
20 Board to -- to deny this PILOT. I think
21 it's -- it's completely inappropriate.
22 And as a taxpayer, was already seeing an
23 enormous amount of tax money going to
24 projects that seem undeserving to me.
25 This would be just insult to injury.

1 And I need to sign off now
2 because I'm going to another meeting, but
3 I appreciate the time.

4 CHAIRMAN MALCOLM: We appreciate
5 you hanging in there so you can give us
6 your comments. And that's the beauty of
7 this process: Everyone gets an
8 opportunity to speak; right?

9 MS. WENK: Well, you know me, I
10 like to show --

11 CHAIRMAN MALCOLM: I don't know
12 you, but I do know you now, so thank you
13 for letting me put a face to the name.
14 And good luck with your next meeting.

15 Bye now.

16 MS. WENK: Thank you. Bye-bye.

17 CHAIRMAN MALCOLM: Okay.

18 Are there any other, Rose?

19 Do we have anyone else, Rose?

20 MS. WOODWORTH: Yes. Bill

21 Kimble.

22 CHAIRMAN MALCOLM: Hello, Bill.
23 How are you?

24 MS. WOODWORTH: Your name and
25 address, please, sir.

1 MR. KIMBLE: William Kimble with
2 the Daily Freeman. The address is
3 optional.

4 Just so that I'm really clear on
5 something, it's not necessarily a
6 statement, per se, but since it's a matter
7 that deals with the application, I can
8 kind of pose it in question form.

9 So if I'm clear on what Jim had
10 said earlier, the -- the IDA has the
11 option of being its own lead agency on
12 SEQOR, or it can adopt the -- these SEQOR
13 findings from the, say, Planning Board.

14 And so Joe Scott's on here, so
15 if I'm wrong, he can -- he can wave me
16 off.

17 So I would presume that is what
18 happened in this case. In reference to
19 the bald eagles, the IDA would be assuming
20 the findings of the Town Planning Board.
21 And so based on that, when I wrote my
22 earlier story, I did call the Town of
23 Ulster to find out what they did have on
24 the bald eagles, and it was consistent
25 with what Rose had told me from prior to

1 writing the story.

2 And in the -- And I'm just
3 looking -- just, I had it on my phone and
4 I don't have it now. But in -- in
5 essence, it's not even a reference. It's
6 a reference that bald eagles may be found
7 in the vicinity; that's it. I mean,
8 that's the entire reference that -- that
9 the planner found to it, that and a
10 long-eared bat. And the bat gets -- The
11 bat gets a -- gets a plan if they find a
12 bat. Bat gets a plan. They don't even
13 mention that for the bald eagle.

14 So Lucia can correct me if I'm
15 wrong, but there is no plan for dealing
16 with the bald eagle.

17 And just for clarity sake, the
18 bald eagle's nest is on the property. And
19 I'm not going to identify it for the
20 purposes of this or where it's
21 specifically located. It's really bad
22 form to tell the public exactly where it
23 is. I don't even like mentioning it in
24 stories, because the last thing they
25 really need is an audience. But the --

1 the eagles, as of 4:00, were still active
2 in that nest. And they do have young as
3 we speak. They do have at least one
4 eagle. They're too small to be found, but
5 you know that they are feeding their young
6 by the way they behave along the edge of
7 the nest, and that the fact that both
8 parent eagles bring food to the nest,
9 which has been done.

10 And so I just want to be really
11 clear on that.

12 And that the only thing I really
13 don't know, and Jim or Joe can correct me
14 or inform me, is if the IDA board finds a
15 problem with the SEQOR, such as the absence
16 of a plan to deal with it, because the New
17 York State Eagle Management Plan is quite
18 specific in terms of distances and times,
19 and -- but it's a plan, it's not a law.
20 It's not -- It's not a law, but it is a
21 plan and about how construction and
22 distances and so on should be handled.
23 And to my knowledge, none exist for this
24 project. So that's what I'm looking to
25 find out.

1 CHAIRMAN MALCOLM: I don't have
2 the background in it, Bill, so what I'll
3 do -- And as far as I know, in the time
4 I've been on the board, the IDA has never
5 done their own SEQR process, but I will
6 turn it over to Joe Scott who represents a
7 lot of IDAs, and maybe he has some
8 background or exposure to this.

9 Joe.

10 MR. SCOTT: Thank you, Chair.

11 It is the policy, if you will,
12 of the Ulster County IDA to defer to the
13 local governing board to conduct the SEQR
14 review. There's two reasons why we do
15 that: One is out of respect and comity
16 with the local jurisdiction; and the
17 second is a matter of expertise and
18 resources. So typically, we -- we defer,
19 like I said, defer to the local
20 municipality for SEQR review.

21 We will review the SEQR review
22 that was done at the lower level, or at
23 the municipal level, but again, for
24 purposes of complying with the SEQR
25 provisions which we are subject to, we

1 typically defer to the local municipality.

2 MR. KIMBLE: Okay. Thank you,
3 gentlemen. Appreciate it.

4 CHAIRMAN MALCOLM: Thank you,
5 Bill. I appreciate it, as always.

6 Rose, anyone else?

7 MS. WOODWORTH: That's it,
8 Chair.

9 CHAIRMAN MALCOLM: Okay. I will
10 now move forward to close the public
11 hearing.

12 Before closing the public
13 hearing, I'll first ask Lucia Romeo, who's
14 appearing on behalf of the Company, if she
15 has any additional comments.

16 Lucia.

17 MS. WOODWORTH: Hold on. Sorry.
18 Go ahead.

19 MS. ROMEO: All right. There we
20 go. Thanks very much.

21 Just a couple quick points to
22 address some of the concerns that were
23 raised with Mr. Baxter with the plan for
24 the water on the 9W parcel that is north
25 of the subject parcel to this application.

1 We actually submitted a revised storm
2 water plan today. I've been working with
3 my engineer over the last month. Due to
4 his business capacity, he was just able to
5 deliver it to me, because I told him it
6 had to be done by today. So that's been
7 submitted with the Town. It's been put
8 before the building -- the Building
9 Department. So we have a call in to
10 Mr. Quigley to discuss that as well, to
11 make sure that we move forward in the
12 right way to address those concerns.

13 I've also reached out to one of
14 Mr. Baxter's neighbors that previously
15 reached out to me. I've left three
16 messages trying to get an opportunity to
17 come over to inspect what was going on so
18 that we can address the concerns as well
19 to move forward, because we would like to
20 be a good neighbor. And I certainly don't
21 want bad blood anywhere, and we'd like to
22 address the concerns.

23 So we are definitely moving
24 forward with that to see what we can do to
25 address those issues on that other site,

1 but that is not the site that we're
2 discussing tonight, but -- that's in
3 there, though.

4 CHAIRMAN MALCOLM: Just as an
5 aside, you know, and I'm not sure
6 Mr. Baxter will ever get the satisfaction
7 he's looking for, but would you, sir, sit
8 and speak with -- you know, just have a
9 one-on-one conversation?

10 And, you know, it's difficult to
11 do it on a Zoom call, you know, but if
12 Romeo is making the effort to reach out to
13 concerned neighbors of yours within the
14 park and they're not getting a hold of
15 them, there has to be some sort of outlet,
16 or conduit, I should say. So --

17 MR. BAXTER: Apparently I've
18 been unmuted.

19 CHAIRMAN MALCOLM: Yeah.

20 MR. BAXTER: Because I wanted
21 the opportunity to respond. And I know
22 this is not the forum to --

23 CHAIRMAN MALCOLM: We're not
24 doing debate. If you can have a
25 conversation outside of this --

1 MR. BAXTER: I understand that.
2 I'll just leave with one more comment.

3 As I mentioned in what I read
4 earlier, this has been going on for years.
5 No attempt has been made to contact me
6 until tonight.

7 CHAIRMAN MALCOLM: As I
8 suggested, okay, and we're not going to
9 beat the horse --

10 MR. BAXTER: Correct.

11 CHAIRMAN MALCOLM: -- that's an
12 issue that under the Planning Board, the
13 SEQOR and everything else, that's the Town
14 of Ulster issue. They should have been
15 the agency to take that on. I think Romeo
16 should always try to have good neighbors.
17 They have, what, four, five dealerships in
18 the area?

19 MS. ROMEO: Right.

20 CHAIRMAN MALCOLM: And you're
21 usually only as good as your last client.
22 So, again, everybody may not get what
23 they're looking for, but without any
24 dialogue, you get nothing, so...

25 Lucia, anything else?

1 MS. ROMEO: No. I mean, if the
2 Board has any questions regarding any of
3 the comments, I'm happy to answer whatever
4 I can, but at this point, I think -- you
5 know, I respect everybody's opinion. We
6 still would like to move forward with the
7 project, and we hope that the Board
8 agrees.

9 CHAIRMAN MALCOLM: Anybody on
10 the Board with a question? Rick, Faye,
11 Orlando, Counsel, Rose, Diane?

12 I knew it, Rick. I knew it.
13 Rick Jones. Unmute him, please.

14 MR. JONES: I don't want to get
15 into a back and forth at the public
16 hearing, sir. I'd like to leave it for a
17 regular meeting, but I'd like you to come
18 prepared at the next meeting that we see
19 you with an explanation on the comments
20 made by Bill Kimble.

21 I don't remember the setbacks
22 for eagles in terms of development, what
23 has to be done, but I'd like to know from
24 you who dropped the ball in terms of their
25 nesting, who should have been aware of it,

1 who was aware of it. Was anything done to
2 mitigate it? And it's not a matter of
3 saying don't build, it's a matter of not
4 building at a certain time of year and/or
5 providing for additional buffer -- buffer
6 trees so that the eagles can perch as they
7 look for food for the eaglets.

8 But anyway, I'm not expecting an
9 answer tonight, but I'd like you to come
10 with a host of information to our next
11 meeting to reassure us that SEQR was done
12 properly, because by us accepting SEQR, as
13 per Joe Scott, because we don't have the
14 expertise necessarily as a board, we may
15 have it as individuals, but I want to make
16 sure that the SEQR was done properly by
17 the board responsible for it, which is the
18 Town of Ulster Planning Board.

19 So Lucia, if you could do that
20 and provide to my satisfaction that it was
21 done properly --

22 CHAIRMAN MALCOLM: Well, how
23 about to the whole Board's satisfaction?

24 MR. JONES: Yup.

25 CHAIRMAN MALCOLM: Okay.

1 All right. If you can provide
2 documentation, if you can solicit the town
3 for a copy of the SEQR, the review.
4 Maybe, Rick, you can put together some
5 documents or information that you're
6 looking for so we can expedite the
7 process.

8 MR. JONES: Unless Lucia wants
9 to send the Board the info ahead of the
10 meeting --

11 CHAIRMAN MALCOLM: That way, if
12 she knows what you're looking for, she can
13 have it; okay? Thanks a lot.

14 Because it could be a million
15 different things.

16 So anything else? Any board
17 members or anyone else in the public have
18 a concern or a question?

19 Yes, sir.

20 MR. RICHTERS: I just wanted to
21 add to the Brink's Trailer Park is, and
22 I'm not going to mention my daughter's
23 name, but she actually moved out at that
24 same time where they were clearing. And
25 that's what brought it to my attention and

1 I contacted the Board, and I'm going to
2 follow up with the Planning Board because
3 there's still question of, you know, there
4 being like -- and there's a lot of
5 removing of trees on plan -- planning.
6 And I definitely want to see that SEQOR,
7 and I definitely want that to be -- I
8 would say if they can address that where
9 it benefits the eagles.

10 And I'm -- Like I said, if Kia
11 is fine or whatever, I mean, I'm -- but
12 I'm just saying, it shouldn't be about
13 them first. And then if everything is
14 fine with the eagles, then I would say,
15 you know, move on with the project.

16 CHAIRMAN MALCOLM: Okay. And
17 again, I caution everyone, Lucia Romeo is
18 not responsible for the SEQOR study. That
19 was done by the Town of Ulster. She can
20 only provide you with the documentation
21 and their meeting minutes and their
22 conclusions. So we'll leave it at that.

23 As a concerned resident of the
24 Town of Ulster, I would always petition
25 that body for any of your concerns

1 regarding this -- this project, the
2 process. The IDA is not a planning board,
3 so...

4 All right. Unless we have
5 anyone else, I'm going to conclude the
6 meeting. And I'll remind you all that the
7 Agency will hold the comment period for
8 this proposed project until 5:00 p.m. on
9 May 3rd, 2021. All comments received by
10 the close of business on May 3rd, 2021
11 will be included in the official record of
12 the Agency with respect to the Proposed
13 Project.

14 Further, the meeting at which
15 the Agency will formally consider the
16 comments received regarding the proposed
17 project is scheduled for May 19th, 2021,
18 at 9:00 a.m. This meeting, like all
19 meetings of the agency, is open to the
20 public.

21 So I will now close this public
22 hearing at 7:52 p.m. Thank you all for
23 attending.

24 * * *

25 (Whereupon, the proceedings

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concluded at 7:52 p.m.)

* * *

1 SHORTHAND REPORTER CERTIFICATION

2 STATE OF NEW YORK:
3 COUNTY OF SARATOGA:4 I, BRENDA J. O'CONNOR-MARELLO, a certified
5 shorthand reporter of the State of New York, do
6 hereby certify:7 That the proceedings within was taken before
8 me at the time and place herein set forth; that
9 any witnesses in the foregoing proceedings prior
10 to testifying were duly sworn; that a record of
11 the proceedings was made by me using machine
12 shorthand, which was thereafter transcribed
13 under my direction and supervision; that the
14 foregoing transcript is a true record of the
15 testimony given.16 Further, that if the foregoing pertains to
17 the original transcript of a deposition in a
18 federal case, before completion of the
19 proceedings, review of the transcript [] was
20 [] was not requested.21 I further certify I am neither financially
22 interested in the action nor a relative or
23 employee of any attorney or party to this
24 action.

25 Dated:

26 BRENDA J. O'CONNOR-MARELLO, CSR
27 NYS License No.: 001088-128 Notary Public, State of New York.
29 Qualified in Saratoga County
30 Commission Expires: April 4, 2022

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