

ORIGINAL

STATE OF NEW YORK
COUNTY OF DUTCHESS

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DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT
AGENCY RE:

MHTC DEVELOPMENT, LLC

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DATE: June 25, 2018
Poughkeepsie, New York
9:30 a.m. - 9:39 a.m.

Frances M. Elmes, Reporter

MINUTES
OF
PUBLIC HEARING

1 APPEARANCES:

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24
25

Proceedings

1
2 THE HEARING OFFICER: Can you
3 mark these Hearing Officer's Exhibits 1
4 through 4 in evidence, please?
5

6 (HEARING OFFICER'S EXHIBITS 1-4, AS
7 DETAILED BELOW, RECEIVED IN EVIDENCE)
8

9 HEARING OFFICER: Good morning
10 everyone. I'd like to open the public
11 hearing in this matter. Before the
12 hearing began I had marked into evidence
13 as Hearing Officer's Exhibit Number 1
14 the Notice of Public Hearing in this
15 matter indicating that this public
16 hearing will be held today, June 25,
17 2018, at 9:30 a.m. here in the Dutchess
18 County Industrial Development Agency
19 offices at 3 Neptune Road in the large
20 conference room and in the Town of
21 Poughkeepsie, New York.

22 I had marked as Hearing Officer's
23 Exhibit Number 2 the Affidavit of
24 Publication from the Poughkeepsie
25 Journal indicating that on June 10, 2018

Proceedings

1
2 the Notice of Public Hearing in this
3 matter was published. I had marked as
4 Hearing Officer's Exhibit Number 3 in
5 evidence the affidavit of Jenna Jones
6 indicating that on June 8th a copy of
7 this public hearing was mailed to the
8 appropriate taxing jurisdictions,
9 including the Honorable John J. Baisley,
10 Supervisor of the Town of Poughkeepsie,
11 Dr. Brendan Lyons, Superintendent of
12 Schools of the Arlington Central School
13 District and the Honorable Marcus J.
14 Molinaro, Dutchess County Executive.

15 I have marked as Hearing
16 Officer's Exhibit Number 4 the June 7,
17 2018 letter of Timothy Dean,
18 Vice-Chairman of the Dutchess County
19 Industrial Development Agency,
20 designating me, Donald Cappillino, or
21 Elizabeth Cappillino, as hearing
22 officers to hold this hearing pursuant
23 to Section 859-a of the New York General
24 Municipal Law.

25 Okay. With that I will open the

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1
2 public hearing. Does anyone have
3 anything to say?

4 MR. KANE: Good morning. My name
5 is Jeff Kane representing the applicant.
6 I'm joined here by Gene Sneeringer,
7 who's our counsel, Joseph Kirchhoff,
8 Project Principal, Richard Rang, who
9 along with me is managing the project.
10 We're here to talk about Eastdale
11 Village, which is being developed on
12 behalf of MHTC Development, LLC.

13 Eastdale Village is a proposed
14 new town center located on Route 44 in
15 the Town of Poughkeepsie in the vicinity
16 of the existing Lutheran Care Center
17 just south of the Pleasant Valley line.
18 The project consists of a proposed 348
19 residential apartments, approximately
20 100,000 square feet of commercial uses
21 and another approximately 42 additional
22 apartments above the commercial uses.

23 It's designed to meet the variety
24 of housing needs in the county.
25 Although those are all rentals, there

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1
2 are a range of studios, one, two and
3 three bedroom housing units. Currently
4 the market for rental housing in the
5 county has a vacancy of less than
6 two percent, so this is intended to help
7 fill that documented need.

8 The project is proposed to be
9 developed over eight phases between five
10 and six years. We have appeared before
11 this board over the last two years and
12 have received preliminary resolutions
13 which really allowed the project to
14 proceed through it's approval process.
15 The project has received its SEQOR
16 findings from the Town of Poughkeepsie
17 as lead agency during that process. We
18 are in the process of finalizing the
19 town approvals, New York State DOT
20 approvals, State Office of Parks and
21 Recreation and Historic Preservation
22 approvals and the Dutchess County
23 Department of Health approvals.

24 We're here today looking for IDA
25 benefits for the project related to

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2 sales tax exemptions, mortgage recording
3 tax exemptions and a pilot payment in
4 lieu of taxes. It's a nonstandard pilot
5 that we have worked with the IDA and the
6 town and the school district and the
7 county and we've received resolutions in
8 support from both the town and the
9 school district and Dutchess County.

10 The application as currently
11 described is expected to create a
12 minimum of 88 jobs in the county, which
13 will range between both residential and
14 commercial uses across the site.

15 THE HEARING OFFICER: All right.
16 You indicated full time construction
17 jobs, at least in the preliminary part
18 of the application, of somewhere around
19 15 construction jobs. Would it be more
20 than that? Do you expect it to be more
21 than that?

22 MR. KANE: Construction jobs are
23 estimated at close to 200.

24 THE HEARING OFFICER: Okay. So I
25 don't know how that --- I may be looking

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1
2 at the earlier application, but it did
3 indicate that and I just wanted to make
4 sure that we have an accurate number
5 there.

6 MR. KANE: Okay.

7 THE HEARING OFFICER: Okay.

8 Anything else?

9
10 (NO RESPONSE)

11
12 THE HEARING OFFICER: There being
13 no one else here wanting to state
14 anything, I'll now close the public
15 hearing. Thank you very much.

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1 STATE OF NEW YORK)
2 COUNTY OF DUTCHESS) SS.

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4
5 REPORTER'S CERTIFICATION

6
7 I hereby certify that the foregoing is a
8 true and accurate transcript of the minutes
9 recorded by me and reduced to typewriting at my
10 direction.

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12
13 x Francis M. Elmes
14 FRANCES M. ELMES
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