

PUBLIC HEARING: TOWN OF POUGHKEEPSIE

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In the Matter of the Application of:
MHTC DEVELOPMENT, LLC, FOR FINANCIAL
ASSISTANCE FROM THE DUTCHESS COUNTY
INDUSTRIAL DEVELOPMENT AGENCY.

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DATED: September 10, 2019
Poughkeepsie, New York
9:30 a.m. - 9:35 a.m.

Donna M. Wells, Reporter

MINUTES
OF
PUBLIC HEARING

Mary T. Babiarz Court Reporting Service, Inc.
(845) 471-2511

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APPEARANCES:

DONALD CAPPILLINO, ESQ.
HEARING OFFICER
CAPPILLINO, ROTHSCHILD & EGAN, LLP
7 Broad Street
P.O. Box 390
Pawling, New York 12564
EMAIL: dc@cappillino.com

ALSO PRESENT:

Michael Arnoff
Lisa Arnoff
John Hettinger, MHTC Development, LLC
Sarah Lee, Think Dutchess
Marilyn Yerks, Think Dutchess
Rachel Welch, Think Dutchess

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HEARING OFFICER'S EXHIBITS

1	Notice of Public Hearing For Identification/In Evidence	4:5
2	Designation Letter For Identification/In Evidence	4:9
3	Affidavit of Publication For Identification/In Evidence	4:13
4	Affidavit of Jenna L. Jones For Identification/In Evidence	4:17

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MHTC Development, LLC

(Whereupon the following exhibits were
marked before the start of the hearing)

(NOTICE OF PUBLIC HEARING RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 1
FOR IDENTIFICATION/IN EVIDENCE)

(DESIGNATION LETTER RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 2
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF PUBLICATION RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 3
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF JENNA J. JONES RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 4
FOR IDENTIFICATION/IN EVIDENCE)

THE HEARING OFFICER: Good morning
everyone. My name is Donald Cappillino
and I would like to open this public
hearing. Before this public hearing began
I had the stenographer mark, in Evidence,

1 MHTC Development, LLC
2 Hearing Officer's Exhibit Number 1, the
3 notice of public hearing in this matter
4 indicating that this public hearing would
5 be held on September 10, 2019 at 9:30 a.m.
6 at the offices of the Dutchess County
7 Industrial Development Agency, 3 Neptune
8 Road in the large conference room,
9 Poughkeepsie, New York 12601.

10 I had marked, in Evidence, as
11 Hearing Officer's Exhibit Number 2, the
12 August 22, 2019 letter of Timothy Dean,
13 Chairman of the Dutchess County Industrial
14 Development Agency, appointing me as the
15 Hearing Officer in this matter.

16 I had marked as Hearing Officer's
17 Exhibit Number 3, in Evidence, the
18 affidavit of publication from the
19 Poughkeepsie Journal indicating that on
20 August 27, 2019 this notice of public
21 hearing was published in the Poughkeepsie
22 Journal.

23 I had marked as Hearing Officer's
24 Exhibit Number 4, in Evidence, the
25 affidavit of Jenna L. Jones indicating

1 MHTC Development, LLC
2 that on August 26, 2019 she mailed a copy
3 of this notice of public hearing to the
4 Honorable Jon J. Baisley, the Supervisor
5 of the Town of Poughkeepsie, Dr. Brendan
6 Lyons, Superintendent of Schools,
7 Arlington Central School District, and the
8 Honorable Marcus J. Molinaro, Dutchess
9 County Executive.

10 With that, I'll open the public
11 hearing. Does anyone from the Applicant
12 want to say anything?

13 BY MR. HETTINGER: Good morning.
14 I'm John Hettinger. I'm with MHTC
15 Development and we are sponsors of
16 Eastdale Village Town Center.
17 Construction, just by way of a brief
18 update on what's occurring in Eastdale
19 right now, construction on the first level
20 of 30 apartment units is currently
21 underway, the first of which are due to be
22 completed next month, and we're also in
23 the process of completing the 27,000
24 square foot medical office building. The
25 process that we're here to discuss today

1 MHTC Development, LLC
2 is an owner-operated facility. That
3 construct, that owner-operated construct,
4 is something that MHTC Development really
5 champions. We think that the more that we
6 can support owner operators in the town
7 center the more we increase the enthusiasm
8 and level of commitment just based on
9 what's part and parcel to that approach.
10 This particular project is owned by 20
11 Eastdale Avenue North and is 100 percent
12 consistent with the original intent of the
13 plan for Eastdale Village and its
14 development is consistent with the idea
15 that's mentioned.

16 With that, I will turn it over to
17 Michael and Lisa Arnoff who are the
18 sponsors for Eastdale.

19 BY MR. ARNOFF: We're very excited.
20 We're a five generation family that has
21 resided in Dutchess County. Our son,
22 Brian, is a chef/owner of two restaurants
23 in Dutchess County and this will be his
24 third venture. We're very excited to work
25 very closely in a family business. Lisa

1 MHTC Development, LLC

2 and I will own the real estate and Brian
3 will have on the first floor a burger and
4 cocktail restaurant as he has proven is
5 very successful in Beacon, it's called
6 Meyer's Olde Dutch. On the basement level
7 we're excited for us to build a commissary
8 kitchen for him to not only be able to
9 produce food for that restaurant on the
10 first floor but also future restaurants
11 that he would plan to open in Dutchess
12 County. On the second floor we're excited
13 to have two residential units so it will
14 be a multipurpose mixed use building and
15 we're excited to continue to build our
16 family business in Dutchess County that's
17 right up the river from our storage
18 company that's been there since the 70s,
19 so we're very excited that our kids moved
20 back here and they have their families and
21 reside in Dutchess County and we're very
22 proud parents.

23 THE HEARING OFFICER: Thank you.

24 Mrs. Arnoff, would you like to say
25 anything?

1 MHTC Development, LLC

2 BY MRS. ARNOFF: I don't have
3 anything else to add.

4 THE HEARING OFFICER: And there will
5 be no additional benefits granted to the
6 overall project, there will just be some
7 benefits that that major project had that
8 will be allocated to that; is that
9 correct?

10 BY MR. HETTINGER: That's correct.

11 THE HEARING OFFICER: There being no
12 one from the general public here I will
13 now close this public hearing. Thank you
14 very much for coming.

15 BY MR. HETTINGER: Thank you.
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STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, DONNA M. WELLS, a stenotype reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing is a true and correct transcript of the minutes recorded by me and reduced to typewriting under my supervision to the best of my knowledge and ability.

X Donna M. Wells
DONNA M. WELLS

Dated: September 17, 2019