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PUBLIC HEARING: TOWN OF DOVER

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In the Matter of the Application of:

NONNO'S GARDEN, LLC, ANRA'S NEST, LLC,

AND HARLEM VALLEY HOMESTEAD, LLC, FOR

FINANCIAL ASSISTANCE FROM THE DUTCHESS COUNTY

INDUSTRIAL DEVELOPMENT AGENCY.

-----X

DATE: November 12, 2024

Dover Plains, New York

9:31 a.m. - 9:35 a.m.

Donna M. Wells, Reporter

VIDEOTAPED MINUTES
OF
PUBLIC HEARING

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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: ec@cappillino.com

ALSO PRESENT:

Richard Yeno, Town Supervisor
Richard Sandor, Esq., Cuddy & Feder, LLP,
Attorney for the Applicants
Roger Connor, Videographer

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HEARING OFFICER'S EXHIBITS

Exhibit 1	Notice of public hearing For identification/In Evidence	4:5
Exhibit 2	Affidavit of Publication For Identification/In Evidence	4:9
Exhibit 3	Affidavit of Service For Identification/In Evidence	4:13
Exhibit 4	Designation letter For Identification/In Evidence	4:17

Town of Dover

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

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

(AFFIDAVIT OF PUBLICATION RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 2
FOR IDENTIFICATION/IN EVIDENCE)

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

(DESIGNATION LETTER RECEIVED AND MARKED
AS HEARING OFFICER'S EXHIBIT 4
FOR IDENTIFICATION/IN EVIDENCE)

HEARING OFFICER CAPPILLINO: Good
morning everyone. I now open this public
hearing in the matter of the application
of Nonno's Garden, LLC, Anra's Nest, LLC,
and Harlem Valley Homestead, LLC, for

Town of Dover

1
2 financial assistance from the Dutchess
3 County Industrial Development Agency.

4 Before the opening of this public
5 hearing I had the stenographer mark as
6 Hearing Officer's Exhibit Number 1, in
7 Evidence, the notice of public hearing in
8 this matter indicating that this public
9 hearing would be held today, November 12,
10 2024, at 9:30 a.m., at the Town of Dover
11 Town Hall, 126 East Duncan Hill Road,
12 Dover Plains, New York 12522. It is now
13 9:31 on that date and time.

14 I had marked as Hearing Officer's
15 Exhibit Number 2, in Evidence, the
16 affidavit from the Poughkeepsie Journal
17 indicating that one time this notice of
18 public hearing was published in the
19 Poughkeepsie Journal on October 30, 2024.

20 I had marked as Hearing Officer's
21 Exhibit Number 3, in Evidence, the
22 affidavit of Jenna L. Jones indicating
23 that on October 30, 2024, a notice of
24 public hearing in this matter was served
25 upon the Honorable Richard Yeno, Town

1 Town of Dover

2 Supervisor of the Town of Dover, upon Dr.
3 David Fine, Superintendent of Schools for
4 the Dover Union Free School District, and
5 upon the Honorable Susan J. Serino,
6 Dutchess County Executive.

7 I had marked as Hearing Officer's
8 Exhibit Number 4, in Evidence, the October
9 30, 2024, letter of Timothy Dean, Chairman
10 of the Dutchess County Industrial
11 Development Agency, appointing me as the
12 Hearing Officer in this matter.

13 With that, I will open the public
14 hearing. Mr. Richard Sandor, the attorney
15 for the Applicants, is here. If you have
16 anything to state would you please come to
17 the microphone and state it.

18 BY MR. SANDOR: Good morning
19 everybody. Again, my name is Richard
20 Sandor. I'm from the law firm of Cuddy
21 and Feder, LLP. We represent all three
22 entities that comprise the Applicant.

23 We resubmit that all the
24 representations and materials submitted
25 with the application are true, and that we

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Town of Dover

are asking the IDA to approve the project and approve the benefits therein.

HEARING OFFICER CAPPILLINO: Thank you. Supervisor Yeno, you are here. Would you like to state anything for the record?

SUPERVISOR YENO: No.

HEARING OFFICER CAPPILLINO: There being no one here, it is now 9:34 a.m. I probably want to at least wait until 9:35 just to see if anybody else shows up. I don't want to prevent anyone from being heard. Of course, if they do come after the close of the public hearing we will make sure that they know that they can notify the IDA by sending a notice to the IDA at their office. The information will be on the website so they can do that.

It is now 9:35, so we will close the public hearing right now. Thank you very much.

&	agency 1:7 5:3 6:11	comprise 6:22	entities 6:22
& 2:5,19	anra's 1:4 4:24	connor 2:20	esq 2:4,19
1	anybody 7:12	correct 8:8	everybody 6:19
1 3:3 4:6 5:6	appearances 2:2	county 1:6 5:3 6:6,10 8:3	evidence 3:3,5 3:7,9 4:7,11,15 4:19 5:7,15,21 6:8
12 1:9 5:9 8:22	applicant 6:22	course 7:14	executive 6:6
12522 5:12	applicants 2:20 6:15	cuddy 2:19 6:20	exhibit 3:3,5,7 3:9 4:6,10,14 4:18 5:6,15,21 6:8
12564 2:6	application 1:3 4:23 6:25	d	exhibits 3:2 4:2
126 5:11	appointing 6:11	date 1:9 5:13	f
2	approve 7:2,3	dated 8:22	feder 2:19 6:21
2 3:5 4:10 5:15	asking 7:2	david 6:3	financial 1:6 5:2
2024 1:9 5:10 5:19,23 6:9 8:22	assistance 1:6 5:2	dean 6:9	fine 6:3
3	attorney 2:20 6:14	designation 3:9 4:17	firm 6:20
3 3:7 4:14 5:21	b	development 1:7 5:3 6:11	following 4:2
30 5:19,23 6:9	benefits 7:3	district 6:4	foregoing 8:7
32872 8:14	best 8:10	donald 2:4	free 6:4
390 2:6	box 2:6	donna 1:11 8:5 8:14	g
4	broad 2:5	dover 1:2,9 4:1 5:1,10,12 6:1,2 6:4 7:1	garden 1:4 4:24
4 3:9 4:18 6:8	c	dr 6:2	good 4:21 6:18
7	cappillino 2:4,5 4:21 7:4,9	duncan 5:11	h
7 2:5	cappillino.com 2:7	dutchess 1:6 5:2 6:6,10 8:3	hall 5:11
9	certify 8:7	e	harlem 1:5 4:25
9:30 5:10	chairman 6:9	east 5:11	heard 7:14
9:31 1:10 5:13	close 7:15,20	ec 2:7	hearing 1:2,18 2:4 3:2,3 4:3,5 4:6,10,14,18,21 4:23 5:5,6,7,9
9:34 7:10	come 6:16 7:14	egan 2:5	
a		email 2:7	
a.m. 1:10,10 5:10 7:10			
ability 8:11			
affidavit 3:5,7 4:9,13 5:16,22			

5:14,18,20,24 6:7,12,14 7:4,9 7:15,21 held 5:9 hill 5:11 homestead 1:5 4:25 honorable 5:25 6:5	llc 1:4,4,5 4:24 4:24,25 llp 2:5,19 6:21	o	record 7:7 recorded 8:9 reduced 8:9 reporter 1:11 8:5 represent 6:21 representations 6:24 resubmit 6:23 richard 2:19,19 5:25 6:14,19 right 7:21 road 5:11 roger 2:20 rothschild 2:5
i	m	october 5:19,23 6:8 office 7:18 officer 2:4 4:21 6:12 7:4,9 officer's 3:2 4:6 4:10,14,18 5:6 5:14,20 6:7 open 4:22 6:13 opening 5:4	s
ida 7:2,17,18 identification 3:3,5,7,9 4:7,11 4:15,19 indicating 5:8 5:17,22 industrial 1:7 5:3 6:10 information 7:18	materials 6:24 matter 1:3 4:23 5:8,24 6:12 microphone 6:17 minutes 1:16 8:8 morning 4:22 6:18	p	sandor 2:19 6:14,18,20 school 6:4 schools 6:3 see 7:12 sending 7:17 serino 6:5 served 5:24 service 3:7 4:13 shows 7:12 signature 8:14 ss 8:2 start 4:3 state 6:16,17 7:6 8:2,6 stenographer 5:5 stenotype 8:5
j	n	p.o. 2:6 pawling 2:6 plains 1:9 5:12 please 6:16 poughkeepsie 5:16,19 present 2:18 prevent 7:13 probably 7:11 project 7:2 public 1:2,18 3:3 4:3,5,22 5:4,7,8,18,24 6:13 7:15,21 8:6 publication 3:5 4:9 published 5:18	
j 6:5 jenna 5:22 jones 5:22 journal 5:16,19	name 6:19 nest 1:4 4:24 new 1:9 2:6 5:12 8:2,6 nonno's 1:4 4:24 notary 8:6 notice 3:3 4:5 5:7,17,23 7:17 notify 7:17 november 1:9 5:9 8:22 number 5:6,15 5:21 6:8	r	
k		received 4:5,9 4:13,17	
know 7:16 knowledge 8:10			
l			
l 5:22 law 6:20 letter 3:9 4:17 6:9			

street 2:5	w
submitted 6:24	wait 7:11
superintendent 6:3	want 7:11,13
supervision 8:10	website 7:19
supervisor 2:19	wells 1:11 8:5 8:14
6:2 7:5,8	x
sure 7:16	x 1:2,8
susan 6:5	y
t	yeno 2:19 5:25 7:5,8
thank 7:4,21	york 1:9 2:6 5:12 8:2,7
three 6:21	
time 5:13,17	
timothy 6:9	
today 5:9	
town 1:2 2:19 4:1 5:1,10,11 5:25 6:1,2 7:1	
transcript 8:8	
true 6:25 8:8	
typewriting 8:9	
u	
under 8:9	
union 6:4	
v	
valley 1:5 4:25	
videographer 2:20	
videotaped 1:16	

From: [Shayna Brabender](#)
To: [Sarah Lee](#)
Subject: HVH
Date: Monday, November 11, 2024 5:10:24 PM

You don't often get email from shaynakelly1988@gmail.com. [Learn why this is important](#)

Thank you allowing me to write

My name is Shayna Kelly Brabender and I am a life long resident of Wingdale. I have chosen to raise 2 children here a daughter and son ages 9 and 7.

Harlem Valley Homestead offers so much. They also never shy away from helping our community directly, they participate in Neighbors helping Neighbors, The school supply drive, the holiday toy drive, Dover Clean up Day, they host Dover Day Camp, again the list could go on.

Recently the Poughkeepsie Journal wrote an article about the "poorest towns in dutchess county" coming in at #1 is Poughkeepsie with 62% of families living below the poverty line. #2 is the beautiful community we all love Dover Plains coming in with 61% of families living below the poverty line, on the list was also Pawling and Anemia with 46% of families living below the poverty line.

My point, we deserve this project. Our community could benefit from this project, it will add jobs. This project will keep this farm, that does so much for our community up and running.