

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW YORK
COUNTY OF DUTCHESS

In the Matter of the Application of:

MIRBEAU OF BEACON, LLC

For financial assistance from the
Dutchess County Industrial Development Agency

April 10, 2023
Beacon, New York
6:05 p.m. - 6:30 p.m.

Marianne Glum, Reporter

BEFORE: DONALD CAPPILLINO, HEARING OFFICER

MINUTES
OF
HEARING

1 PROCEEDINGS

2 (HEARING OFFICER'S EXHIBIT 1,
3 NOTICE OF PUBLIC HEARING, RECEIVED IN
4 EVIDENCE)

5
6 (HEARING OFFICER'S EXHIBIT 2,
7 AFFIDAVIT OF PUBLICATION FROM THE
8 POUGHKEEPSIE JOURNAL, RECEIVED IN
9 EVIDENCE)

10
11 (HEARING OFFICER'S EXHIBIT 3,
12 AFFIDAVIT OF JENNA JONES, RECEIVED IN
13 EVIDENCE)

14
15 (HEARING OFFICER'S EXHIBIT 4,
16 MARCH 27, 2023 LETTER, RECEIVED IN
17 EVIDENCE)

18
19 BY MR. CAPPILLINO: Good
20 evening, everyone. I'm Donald
21 Cappillino. I'm here to the conduct
22 the public hearing in the matter of
23 the application of Mirbeau of Beacon,
24 LLC for financial assistance from the
25 Dutchess County Industrial Development

1 PROCEEDINGS

2 Agency.

3 Before this hearing began, I
4 marked as Hearing Officer's Exhibit 1
5 in evidence a Notice of Public Hearing
6 in this matter indicating that this
7 public hearing would be held today,
8 April 10th, 2023, at 6:00 p.m. It is
9 now 6:05. We have been here since
10 before 6:00, at the Municipal
11 Courtroom, 1 Municipal Plaza, Beacon,
12 New York. That's where we're located
13 right now.

14 I had marked as Hearing
15 Officer's Exhibit Number 2 in evidence
16 the Affidavit of Linda Tutt from the
17 Poughkeepsie Journal indicating that
18 this Notice of Public Hearing was
19 published in the Poughkeepsie Journal
20 on March 27th, 2023.

21 I had marked as Hearing
22 Officer's Exhibit Number 3 in evidence
23 the Affidavit of Jenna L. Jones
24 indicating that on March 27th, 2023, a
25 copy of this Notice of Public Hearing

1 PROCEEDINGS

2 and Preliminary Resolution was sent by
3 certified mail to the Honorable Lee
4 Kyriacou, Mayor of the City of Beacon;
5 On Dr. Matthew Landahl, the
6 Superintendent of Schools of the
7 Beacon City School District; on
8 Ms. Meredith Heuer, President of the
9 Board of the Beacon City School
10 District; and on the Honorable William
11 F.X. O'Neil, Dutchess County
12 Executive.

13 I had marked as Hearing
14 Officer's Exhibit Number 4 in evidence
15 the March 27th, 2023, letter of
16 Timothy Dean, Chairman of the Dutchess
17 County Industrial Development Agency,
18 appointing me the hearing officer to
19 conduct this public hearing.

20 So, before we begin with members
21 of the public being asked to make any
22 comments they wish, I believe
23 Mr. Kellogg wants to make a
24 preliminary statement on behalf of the
25 applicant, Mirbeau of Beacon, LLC.

1 PROCEEDINGS

2 Mr. Kellogg.

3 BY MR. KELLOGG: Mr. Cappillino,
4 hi, I'm Ed Kellogg. I'm a partner
5 with the Mirbeau of Beacon. We are
6 the developer of the new project in
7 Beacon on 9D known as the Mirbeau Inn
8 and Spa. 85 guest rooms, 20 spa
9 treatment rooms. We have several
10 guest amenities. There is dining.
11 There is a complete restaurant. And
12 we're redeveloping the Howland Estate,
13 the historic estate on 9D. It was
14 originally built by General Howland, a
15 Civil War general.

16 We are totally going to restore
17 the mansion and build a new hotel wing
18 and a new dining wing. We requested,
19 from the IDA, approval for a 15-year
20 accelerated or deviated abatement
21 program where taxes will -- the
22 assessment will be based upon -- it's
23 totally up to the City assessor. And
24 the abatement will decline from
25 50 percent to 5 percent over a 15-year

1 PROCEEDINGS

2 span. We submitted a preliminary
3 estimate with a rising assessment from
4 today from \$3 million up to \$25
5 million a few years after we're open.
6 And we've also requested the sales tax
7 abatement.

8 For employment, there is going
9 to be 240 construction jobs, 80 to 140
10 full-time equivalent positions. It
11 will actually be over 175 employees
12 that we would have on site. Hourly
13 employees would total \$35,000 to
14 \$50,000 a year. And salary employees,
15 which is managers and supervisors,
16 executives will range from \$55,000 to
17 \$115,000.

18 So, public benefits are
19 significant. Revenue to the City and
20 the school district over what it's
21 producing right now. We've also
22 entered into an agreement with the
23 school district for setting up a
24 community fund for \$30,000 a year over
25 15 years.

1 PROCEEDINGS

2 We also are giving permission to
3 the Greenway Trail Committee to have a
4 spur of their trail on the east side
5 of Fishkill Creek. Right now they
6 have all the plans in place for the
7 west side with easements in place. We
8 are going to allow them to extend that
9 once they build the South Avenue
10 bridge. Roughly, our construction
11 will start hopefully this June, and
12 open late spring of 2025.

13 Just a quick -- oh, yes, and
14 also I failed to include the mortgage
15 recording tax is one of the benefits
16 we're requesting as well.

17 I will try to -- it's hard to
18 see where I'm going. Just a few -- I
19 won't present all of the slides, but
20 this is the site. The light peachy
21 building at the bottom of the screen
22 is the existing tie around the
23 mansion. And to the left of it is the
24 former Craig House Hospital along 9D,
25 which we're tearing down and building

1 PROCEEDINGS

2 a new shelter.

3 This is a historic photograph,
4 probably from the '60s. This is the
5 rear porch. The condition it's in
6 right now. And that's the back,
7 again, what the rear porch looks like
8 now. This building has been vacant
9 for 20 years. It's in surprisingly
10 good stable condition. So, those are
11 some of the historical photographs.

12 This is the overall site. Down
13 on the bottom or middle of that site
14 plan is where our development first
15 phase is going to occur. The peachy
16 building is the mansion. The yellow
17 building is the new chateau. We'll
18 have about 225 parking spaces on site.
19 And we'll go from the new Mirbeau
20 Lane, which used to be Craig House
21 Lane, will go from Route 9D and
22 traverse through the site and go all
23 the way down to Grandview. But the
24 primary access and the main entrance
25 is right here on 9D.

1 PROCEEDINGS

2 The property goes all the way to
3 Grandview, down South Avenue. There
4 is actually two ponds on the property.
5 There is the historic tie around the
6 school, which General Howland built
7 for the community I think in 1870.
8 And this is the Fishkill Creek. So,
9 the walking trails with the Greenway
10 Trail will actually go right along and
11 follow the City of Beacon sewer
12 easement, which they have on our
13 property now.

14 That's the master plan,
15 65 acres, so eventually there will be
16 some more improvements inside the
17 initial phase. This is a close up of
18 the master plan. So, we have these
19 Monet gardens and ponds. We have a
20 few rental cottages. Everything on
21 the site is rental. There is no
22 condos. No ownerships.

23 Just some quick renderings.
24 We're kind of picking up on a lot of
25 the details of the mansion here on the

1 PROCEEDINGS

2 right. That's from 1859. The red
3 brick was designed by an Architect
4 Hunt in 1873. And then to the left is
5 the northern face of our new chateau
6 building. The bottom elevation is
7 what you'll see if you're on the
8 interior of the site looking back at
9 the mansion. This area is the dining
10 wing. And over to the right is the
11 south end of the chateau, which there
12 is 60 plus guest rooms there.

13 And then there is a connector
14 bridge that's open air on the upper
15 level and closed on the lower level.
16 It's kind of like the reverse of what
17 they have right now. And then our spa
18 is in the lowest level of the chateau
19 building.

20 There is also some guest rooms
21 in here called grotto rooms. It will
22 be kind of underground. And this is
23 another elevation along 9D at the top.
24 And that's pretty much the plan.

25 We're in the middle of our

1 PROCEEDINGS

2 interior design right now and -- so we
3 still got quite a bit of work to do
4 over the next couple of months for
5 design.

6 BY MR. CAPPILLINO: Very good.
7 Anyone from the public like to make
8 any comment? Please state your name
9 and address for the record, please.

10 BY MR. GIBMAN: Sure. Clark
11 Gibman (ph), 2 Wilson Street in
12 Beacon. First of all, let me say, for
13 Beacon to join the ranks of
14 Skaneateles, and Plymouth Rock, and
15 Rhinebeck, its sister city, is a
16 remarkable achievement for the People
17 of Beacon.

18 I have some very serious
19 concerns, however, and they're really
20 process related in the failure for
21 100 percent factual representation as
22 to the financial aspects of the
23 proposal. First of all, there is
24 great ambiguity in terms of the lot.
25 Is it subdivided? The City Planning

1 PROCEEDINGS

2 Board has filed plan that says it is
3 subdivided. And if it is subdivided,
4 it, by law, would have a separate lot
5 number and should not be viewed as
6 part of the 64 acres that's been
7 written into the legal documents, or
8 the proposed documents.

9 So I think that there is a minor
10 problem, but I think it goes to
11 another step. Because it is a
12 separate lot, there is nothing to
13 prevent a future owner of that
14 particular lot, should it be disposed
15 of, of being the beneficiary of
16 perhaps the development rights, and
17 perhaps tax advantages that may have
18 accrued over ten years, let's say.

19 So, I think it's incumbent upon your
20 entity to clarify in terms of the use,
21 the size, and the financial
22 obligations of any holder of the
23 second lot.

24 The additional problem I have is
25 the lack of clarity as it relates to

1 PROCEEDINGS

2 the PILOT. As a former licensed
3 commercial appraiser in the State, I
4 take note that the documents, as
5 presented at least to myself upon
6 request, has the financials blacked
7 out. And it gives the idea perhaps
8 it's privileged information to the
9 applicant, to which I disagree.

10 As a matter of law, it would be
11 perfectly responsible for the Agency
12 to accept a promoted document that
13 reflects, for instance, the purchase
14 price. And it does not, the one that
15 was provided to me. Perhaps I have a
16 bad copy. I concede if that's the
17 case, that's an error that should be
18 reversible at another hearing.

19 But the sinister part is here
20 you have a development proposal of
21 construction costs of \$47 million. A
22 total project cost of \$73 million.
23 And the public is being told that the
24 assessed value being currently \$3
25 million, and who knows what the

1 PROCEEDINGS

2 purchase price was. But the public is
3 being told that there is an opinion
4 that the assessment is \$25 million,
5 and that it's proper.

6 This is a full assessment in the
7 community. Not that it occurs. Not
8 that there isn't serious problems in
9 this community regarding assessment,
10 as well as this state, statewide. But
11 to be a participant, this Agency, your
12 group, your entity, to be a
13 participant in that process that
14 potentially costs the City of Beacon
15 taxpayers due money from a document
16 that -- there are laws that discourage
17 this kind of document being presented
18 to the public in terms of accuracy.

19 And so I think it's really --
20 and don't get me wrong. In many ways,
21 you're being brought in by the City's
22 own inadequacies to address these
23 issues in a more thorough and
24 appropriate manner, which is nothing
25 new to this podium and this City for

1 PROCEEDINGS

2 some time. But to participate, be
3 drawn in, is needlessly obstructive to
4 the goals of the Agency in your good
5 work. The public needs your Agency.
6 The County needs your Agency. But we
7 need the Agency to be pure on the
8 subject of these PILOTs. And the
9 ambiguities should not find its place
10 here at this time in this location and
11 in this city. And for those reasons,
12 I would ask for an extension of the
13 public hearing and that clarity be
14 brought forth between your group and
15 the City as to the meaningful forecast
16 as to the PILOT and what the economic
17 benefits and disadvantages are to the
18 City.

19 And finally, in reading the
20 document and in reading the dozens
21 upon dozens, if not majority of
22 employees being part time, it's of
23 very little use to say that the
24 employees will have, in the aggregate,
25 health benefits and other kinds of

1 PROCEEDINGS

2 benefits that would accrue to -- that
3 are necessary in today's wage earning
4 situation. The construction doesn't
5 appear to be labor construction,
6 organized labor construction. And I
7 think that the City has missed the
8 point that while perhaps this is
9 customary in government construction,
10 it doesn't necessarily apply to
11 private. And do we want it? Well,
12 that's a matter for the council that
13 hasn't been addressed.

14 But to opine the richness of
15 these benefits to the City of Beacon
16 with employment and taxes, I think
17 it's a shallow statement. And don't
18 get me wrong, I think your work is
19 good. I think there should be more of
20 it. I think you should be encouraged
21 and appreciated and not brought before
22 someone who is mouthing off like
23 myself. I'm certainly not trying to
24 embarrass you, sir. But I think that
25 the greater the clarity for the

1 PROCEEDINGS

2 public, the greater the opportunity
3 for the public to embrace more, and
4 more meaningful wages collected.

5 And then finally, I don't have a
6 sense that there is a room tax in
7 Beacon. I have every sense that the
8 greatest -- and this I have maintained
9 since I came up after 911. I've been
10 a resident since. They don't put
11 airports anywhere with two-mile
12 runways. We have suffered in the
13 valley from not only brain drain,
14 being the only 2 million person region
15 in the State of New York without a
16 public university. And don't -- this
17 little recent move by SUNY to call New
18 Paltz or Oswego a university is really
19 just subterfuge to the reality of the
20 forth-rate public universities in
21 SUNY, Buffalo being the biggest, they
22 generate a billion dollars or more a
23 year in local spending just from
24 government, national science
25 foundation type grants. The large

1 PROCEEDINGS

2 universities, the public universities
3 in this nation dwarf what SUNY has,
4 and yet this area, this 2 million
5 person area, is the only region in the
6 State without a public university.
7 And with a two mile runway without a
8 lot of brainware to figure out how the
9 region captures the politics of
10 construction and promotion of the
11 region as a meaningful alternative to
12 the region and upstate New York's
13 growth.

14 We are the gateway to upstate
15 New York, and we are the gateway of
16 upstate New York to New York City. As
17 these European airlines seek to
18 benefit as we clear the hurdles of
19 redoing the airports in the City, and
20 as the State and the City is able to
21 bargain for billions and billions of
22 capital investment in these terminals,
23 and to some extent transportation, as
24 we complete this cycle, longstanding,
25 nearly complete largely, we must now

1 PROCEEDINGS

2 focus on what -- high speed rail to
3 the airport.

4 And I recall the 1994 David
5 Patterson report from the Senate.
6 They had choices. Among the choices
7 were Beacon or Tarrytown mass transit
8 across the river. And we know what
9 happened. But here we have the center
10 of the United States economic regimen
11 with the first president of the vet
12 born here in Beacon, with one of the
13 five governors of the federal reserve
14 system when it was born across the
15 river. The second city in America
16 with electrification that doesn't have
17 access to New York City by mass
18 transit.

19 And so we have the dilemma, what
20 is the meaning of hotels in Beacon?
21 What is the opportunity for the
22 generation of wealth and capital
23 investment that can be had sooner than
24 decades later? What is the role of
25 hotel properties? What is the role of

1 PROCEEDINGS

2 your organization's relationship with
3 the European airlines to come here and
4 to benefit by intermediate
5 transportation to hotels in Beacon?

6 This is -- I have postulated --
7 and this is not the first time I have
8 had this little discussion. And I
9 have postulated, over 20 years now,
10 that the New York City politicians in
11 the Bronx and in Harlem never were
12 going to go for the gateway crossover
13 to Stewart Airport. And simple
14 reason, they weren't going from 179th
15 Street to 34th Street to go to
16 Stewart. And the Albany politicians
17 who come downstate, okay, weren't
18 going to go down to some other place
19 down in the City to cross over to get
20 to Stewart.

21 Beacon, the tea leaves speak.
22 And while generation after generation
23 of delay and confusion and everything
24 else may occur, it is destined that in
25 some manner, at some point, here, a

PROCEEDINGS

1
2 mile south, three miles north,
3 whatever the case may be, some day we
4 will find the opportunity to cross
5 over to Stewart and have some kind of
6 higher speed rail to the City.
7 Although, with one line on the west
8 side coming north, we can't be told so
9 certain that it would be efficient
10 with the Manhattan transportation
11 plans. And we all are silent, as if
12 it wasn't an opportunity.

13 So now I will return, finally,
14 and thank you for your patience, to
15 conclude. When we talk about hotel
16 development in Beacon, we need to
17 understand whether or not there will
18 be hotel decks. We need to understand
19 that the hotels that are moving in,
20 the rentals, are not predatory to the
21 economic interest of the people of
22 Beacon. And I think you can do a
23 better job of convincing the citizens
24 of Beacon by adjourning, clarifying,
25 and discussing this matter with the

1 PROCEEDINGS

2 City of Beacon fathers (sic) so that
3 we can all embrace this wonderful
4 project together. Thank you.

5 BY MR. CAPPILLINO: Thank you,
6 sir. Anyone else like to speak?

7 Well, I do say that the
8 evaluation of the project will be
9 taken care of by the assessor of the
10 City of Beacon, so those matters will
11 be addressed at that time. The Board
12 will be given a copy of the transcript
13 of this public hearing. In addition,
14 I believe that there were two email
15 letters of opposition that we received
16 from residents of the Town of
17 Poughkeepsie (sic) to this project.
18 But there is no one else that wants to
19 speak, unless you want something to
20 add at this point, Mr. Kellogg.

21 BY MR. KELLOGG: I think we're
22 all set. Thank you for your time.

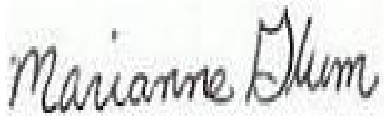
23 BY MR. CAPPILLINO: With that, I
24 will close the public hearing.

25 (TIME NOTED: 6:30 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

I, MARIANNE GLUM, a Court Reporter
and Notary Public within and for the State of
New York, do hereby certify that the
foregoing is a true and accurate record of
what transpired before me in the above
captioned matter at the above mentioned time
and place.



MARIANNE GLUM

	2:7,12;3:16,23	7:22;9:5	17:13	19:15,17;20:10,19;
\$	again (1)	aspects (1)	brainware (1)	21:6;22:2,10
\$115,000 (1)	8:7	11:22	18:8	City's (1)
6:17	Agency (8)	assessed (1)	brick (1)	14:21
\$25 (2)	3:2;4:17;13:11;	13:24	10:3	Civil (1)
6:4;14:4	14:11;15:4,5,6,7	assessment (5)	bridge (2)	5:15
\$3 (2)	aggregate (1)	5:22;6:3;14:4,6,9	7:10;10:14	clarify (1)
6:4;13:24	15:24	assessor (2)	Bronx (1)	12:20
\$30,000 (1)	agreement (1)	5:23;22:9	20:11	clarifying (1)
6:24	6:22	assistance (1)	brought (3)	21:24
\$35,000 (1)	air (1)	2:24	14:21;15:14;16:21	clarity (3)
6:13	10:14	Avenue (2)	Buffalo (1)	12:25;15:13;16:25
\$47 (1)	airlines (2)	7:9;9:3	17:21	Clark (1)
13:21	18:17;20:3	B	build (2)	11:10
\$50,000 (1)	airport (2)		5:17;7:9	clear (1)
6:14	19:3;20:13	back (2)	building (7)	18:18
\$55,000 (1)	airports (2)	8:6;10:8	7:21,25;8:8,16,17;	close (2)
6:16	17:11;18:19	bad (1)	10:6,19	9:17;22:24
\$73 (1)	Albany (1)	13:16	built (2)	closed (1)
13:22	20:16	bargain (1)	5:14;9:6	10:15
A	allow (1)	18:21	C	collected (1)
	7:8	based (1)		17:4
abatement (3)	along (3)	5:22	call (1)	coming (1)
5:20,24;6:7	7:24;9:10;10:23	Beacon (25)	17:17	21:8
able (1)	alternative (1)	2:23;3:11;4:4,7,9,	called (1)	comment (1)
18:20	18:11	25;5:5,7,9;11;11:12,	10:21	11:8
accelerated (1)	Although (1)	13,17;14:14;16:15;	came (1)	comments (1)
5:20	21:7	17:7;19:7,12,20;20:5,	17:9	4:22
accept (1)	ambiguities (1)	21;21:16,22,24;22:2,	can (3)	commercial (1)
13:12	15:9	10	19:23;21:22;22:3	13:3
access (2)	ambiguity (1)	began (1)	capital (2)	Committee (1)
8:24;19:17	11:24	3:3	18:22;19:22	7:3
accrue (1)	amenities (1)	begin (1)	CAPPILLINO (6)	community (4)
16:2	5:10	4:20	2:19,21;5:3;11:6;	6:24;9:7;14:7,9
accrued (1)	America (1)	behalf (1)	22:5,23	complete (3)
12:18	19:15	4:24	captures (1)	5:11;18:24,25
accuracy (1)	Among (1)	beneficiary (1)	18:9	concede (1)
14:18	19:6	12:15	care (1)	13:16
achievement (1)	appear (1)	benefit (2)	22:9	concerns (1)
11:16	16:5	18:18;20:4	case (2)	11:19
acres (2)	applicant (2)	benefits (6)	13:17;21:3	conclude (1)
9:15;12:6	4:25;13:9	6:18;7:15;15:17,	center (1)	21:15
across (2)	application (1)	25;16:2,15	19:9	condition (2)
19:8,14	2:23	better (1)	certain (1)	8:5,10
actually (3)	apply (1)	21:23	21:9	condos (1)
6:11;9:4,10	16:10	biggest (1)	certainly (1)	9:22
add (1)	appointing (1)	17:21	16:23	conduct (2)
22:20	4:18	billion (1)	certified (1)	2:21;4:19
addition (1)	appraiser (1)	17:22	4:3	confusion (1)
22:13	13:3	billions (2)	Chairman (1)	20:23
additional (1)	appreciated (1)	18:21,21	4:16	connector (1)
12:24	16:21	bit (1)	chateau (4)	10:13
address (2)	appropriate (1)	11:3	8:17;10:5,11,18	construction (8)
11:9;14:22	14:24	black (1)	choices (2)	6:9;7:10;13:21;
addressed (2)	approval (1)	13:6	19:6,6	16:4,5,6,9;18:10
16:13;22:11	5:19	Board (3)	citizens (1)	convincing (1)
adjourning (1)	April (1)	4:9;12:2;22:11	21:23	21:23
21:24	3:8	born (2)	City (25)	copy (3)
advantages (1)	Architect (1)	19:12,14	4:4,7,9;5:23;6:19;	3:25;13:16;22:12
12:17	10:3	bottom (3)	9:11;11:15,25;14:14,	cost (1)
AFFIDAVIT (4)	area (3)	7:21;8:13;10:6	25;15:11,15,18;16:7,	13:22
	10:9;18:4,5	brain (1)	15;18:16,19,20;	costs (2)
	around (2)			13:21;14:14

cottages (1) 9:20	13:9	22:14	failed (1) 7:14	17:22
council (1) 16:12	discourage (1) 14:16	embarrass (1) 16:24	failure (1) 11:20	generation (3) 19:22;20:22,22
County (4) 2:25;4:11,17;15:6	discussing (1) 21:25	embrace (2) 17:3;22:3	fathers (1) 22:2	GIBMAN (2) 11:10,11
couple (1) 11:4	discussion (1) 20:8	employees (5) 6:11,13,14;15:22, 24	federal (1) 19:13	given (1) 22:12
Courtroom (1) 3:11	disposed (1) 12:14	employment (2) 6:8;16:16	few (3) 6:5;7:18;9:20	gives (1) 13:7
Craig (2) 7:24;8:20	District (4) 4:7,10;6:20,23	encouraged (1) 16:20	figure (1) 18:8	giving (1) 7:2
Creek (2) 7:5;9:8	document (4) 13:12;14:15,17; 15:20	end (1) 10:11	filed (1) 12:2	goals (1) 15:4
cross (2) 20:19;21:4	documents (3) 12:7,8;13:4	entered (1) 6:22	finally (3) 15:19;17:5;21:13	goes (2) 9:2;12:10
crossover (1) 20:12	dollars (1) 17:22	entity (2) 12:20;14:12	financial (3) 2:24;11:22;12:21	Good (5) 2:19;8:10;11:6; 15:4;16:19
currently (1) 13:24	Donald (1) 2:20	entrance (1) 8:24	financials (1) 13:6	government (2) 16:9;17:24
customary (1) 16:9	down (6) 7:25;8:12,23;9:3; 20:18,19	equivalent (1) 6:10	find (2) 15:9;21:4	governors (1) 19:13
cycle (1) 18:24	downstate (1) 20:17	error (1) 13:17	first (5) 8:14;11:12,23; 19:11;20:7	Grandview (2) 8:23;9:3
D	dozens (2) 15:20,21	Estate (2) 5:12,13	Fishkill (2) 7:5;9:8	grants (1) 17:25
David (1) 19:4	Dr (1) 4:5	estimate (1) 6:3	five (1) 19:13	great (1) 11:24
day (1) 21:3	drain (1) 17:13	European (2) 18:17;20:3	focus (1) 19:2	greater (2) 16:25;17:2
Dean (1) 4:16	drawn (1) 15:3	evaluation (1) 22:8	follow (1) 9:11	greatest (1) 17:8
decades (1) 19:24	due (1) 14:15	evening (1) 2:20	forecast (1) 15:15	Greenway (2) 7:3;9:9
decks (1) 21:18	Dutchess (3) 2:25;4:11,16	eventually (1) 9:15	former (2) 7:24;13:2	grotto (1) 10:21
decline (1) 5:24	dwarf (1) 18:3	everyone (1) 2:20	forth (1) 15:14	group (2) 14:12;15:14
delay (1) 20:23	E	EVIDENCE (8) 2:4,9,13,17;3:5,15, 22;4:14	forth-rate (1) 17:20	growth (1) 18:13
design (2) 11:2,5	earning (1) 16:3	Executive (1) 4:12	foundation (1) 17:25	guest (4) 5:8,10;10:12,20
designed (1) 10:3	easement (1) 9:12	executives (1) 6:16	full (1) 14:6	H
destined (1) 20:24	easements (1) 7:7	EXHIBIT (8) 2:2,6,11,15;3:4,15, 22;4:14	full-time (1) 6:10	happened (1) 19:9
details (1) 9:25	east (1) 7:4	existing (1) 7:22	fund (1) 6:24	hard (1) 7:17
developer (1) 5:6	economic (3) 15:16;19:10;21:21	extend (1) 7:8	future (1) 12:13	Harlem (1) 20:11
Development (6) 2:25;4:17;8:14; 12:16;13:20;21:16	Ed (1) 5:4	extension (1) 15:12	FX (1) 4:11	health (1) 15:25
deviated (1) 5:20	efficient (1) 21:9	extent (1) 18:23	G	HEARING (21) 2:2,3,6,11,15,22; 3:3,4,5,7,14,18,21,25; 4:13,18,19;13:18; 15:13;22:13,24
dilemma (1) 19:19	electrification (1) 19:16	F	gardens (1) 9:19	held (1) 3:7
dining (3) 5:10,18;10:9	elevation (2) 10:6,23	face (1) 10:5	gateway (3) 18:14,15;20:12	Heuer (1) 4:8
disadvantages (1) 15:17	else (3) 20:24;22:6,18	factual (1) 11:21	General (3) 5:14,15;9:6	hi (1)
disagree (1)	email (1)		generate (1)	

8:15;20:24 occurs (1) 14:7 off (1) 16:22 officer (1) 4:18 OFFICER'S (8) 2:2,6,11,15;3:4,15, 22;4:14 once (1) 7:9 one (5) 7:15;13:14;19:12; 21:7;22:18 O'Neil (1) 4:11 only (3) 17:13,14;18:5 open (3) 6:5;7:12;10:14 opine (1) 16:14 opinion (1) 14:3 opportunity (4) 17:2;19:21;21:4,12 opposition (1) 22:15 organization's (1) 20:2 organized (1) 16:6 originally (1) 5:14 Oswego (1) 17:18 out (2) 13:7;18:8 over (10) 5:25;6:11,20,24; 10:10;11:4;12:18; 20:9,19;21:5 overall (1) 8:12 own (1) 14:22 owner (1) 12:13 ownerships (1) 9:22	15:2 particular (1) 12:14 partner (1) 5:4 patience (1) 21:14 Patterson (1) 19:5 peachy (2) 7:20;8:15 People (2) 11:16;21:21 percent (3) 5:25,25;11:21 perfectly (1) 13:11 perhaps (5) 12:16,17;13:7,15; 16:8 permission (1) 7:2 person (2) 17:14;18:5 ph (1) 11:11 phase (2) 8:15;9:17 photograph (1) 8:3 photographs (1) 8:11 picking (1) 9:24 PILOT (2) 13:2;15:16 PILOTS (1) 15:8 place (4) 7:6,7;15:9;20:18 plan (5) 8:14;9:14,18; 10:24;12:2 Planning (1) 11:25 plans (2) 7:6;21:11 Plaza (1) 3:11 Please (2) 11:8,9 plus (1) 10:12 Plymouth (1) 11:14 pm (2) 3:8;22:25 podium (1) 14:25 point (3) 16:8;20:25;22:20 politicians (2) 20:10,16	politics (1) 18:9 ponds (2) 9:4,19 porch (2) 8:5,7 positions (1) 6:10 postulated (2) 20:6,9 potentially (1) 14:14 POUGHKEEPSIE (4) 2:8;3:17,19;22:17 predatory (1) 21:20 Preliminary (3) 4:2,24;6:2 present (1) 7:19 presented (2) 13:5;14:17 President (2) 4:8;19:11 pretty (1) 10:24 prevent (1) 12:13 price (2) 13:14;14:2 primary (1) 8:24 private (1) 16:11 privileged (1) 13:8 probably (1) 8:4 problem (2) 12:10,24 problems (1) 14:8 PROCEEDINGS (21) 2:1;3:1;4:1;5:1; 6:1;7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1 process (2) 11:20;14:13 producing (1) 6:21 program (1) 5:21 project (5) 5:6;13:22;22:4,8, 17 promoted (1) 13:12 promotion (1) 18:10 proper (1) 14:5	properties (1) 19:25 property (3) 9:2,4,13 proposal (2) 11:23;13:20 proposed (1) 12:8 provided (1) 13:15 PUBLIC (23) 2:3,22;3:5,7,18,25; 4:19,21;6:18;11:7; 13:23;14:2,18;15:5, 13;17:2,3,16,20;18:2, 6;22:13,24 PUBLICATION (1) 2:7 published (1) 3:19 purchase (2) 13:13;14:2 pure (1) 15:7 put (1) 17:10	7:15 red (1) 10:2 redeveloping (1) 5:12 redoing (1) 18:19 reflects (1) 13:13 regarding (1) 14:9 regimen (1) 19:10 region (5) 17:14;18:5,9,11,12 related (1) 11:20 relates (1) 12:25 relationship (1) 20:2 remarkable (1) 11:16 renderings (1) 9:23 rental (2) 9:20,21 rentals (1) 21:20 report (1) 19:5 representation (1) 11:21 request (1) 13:6 requested (2) 5:18;6:6 requesting (1) 7:16 reserve (1) 19:13 resident (1) 17:10 residents (1) 22:16 Resolution (1) 4:2 responsible (1) 13:11 restaurant (1) 5:11 restore (1) 5:16 return (1) 21:13 Revenue (1) 6:19 reverse (1) 10:16 reversible (1) 13:18 Rhinebeck (1) 11:15
P			Q	
			quick (2) 7:13;9:23 quite (1) 11:3	
			R	
Paltz (1) 17:18 parking (1) 8:18 part (3) 12:6;13:19;15:22 participant (2) 14:11,13 participate (1)			rail (2) 19:2;21:6 range (1) 6:16 ranks (1) 11:13 reading (2) 15:19,20 reality (1) 17:19 really (3) 11:19;14:19;17:18 rear (2) 8:5,7 reason (1) 20:14 reasons (1) 15:11 recall (1) 19:4 RECEIVED (5) 2:3,8,12,16;22:15 recent (1) 17:17 record (1) 11:9 recording (1)	

richness (1) 16:14	sewer (1) 9:11	19:10	Timothy (1) 4:16	5:22;12:19;13:5; 15:21
right (10) 3:13;6:21;7:5;8:6, 25;9:10;10:2,10,17; 11:2	shallow (1) 16:17	statewide (1) 14:10	today (2) 3:7;6:4	upper (1) 10:14
rights (1) 12:16	shelter (1) 8:2	step (1) 12:11	today's (1) 16:3	upstate (3) 18:12,14,16
rising (1) 6:3	sic (2) 22:2,17	Stewart (4) 20:13,16,20;21:5	together (1) 22:4	use (2) 12:20;15:23
river (2) 19:8,15	side (3) 7:4,7;21:8	still (1) 11:3	told (3) 13:23;14:3;21:8	used (1) 8:20
Rock (1) 11:14	significant (1) 6:19	Street (3) 11:11;20:15,15	top (1) 10:23	V
role (2) 19:24,25	silent (1) 21:11	subdivided (3) 11:25;12:3,3	total (2) 6:13;13:22	vacant (1) 8:8
room (1) 17:6	simple (1) 20:13	subject (1) 15:8	totally (2) 5:16,23	valley (1) 17:13
rooms (5) 5:8,9;10:12,20,21	sinister (1) 13:19	submitted (1) 6:2	Town (1) 22:16	value (1) 13:24
Roughly (1) 7:10	sister (1) 11:15	subterfuge (1) 17:19	Trail (3) 7:3,4;9:10	vet (1) 19:11
Route (1) 8:21	site (8) 6:12;7:20;8:12,13, 18,22;9:21;10:8	suffered (1) 17:12	trails (1) 9:9	viewed (1) 12:5
runway (1) 18:7	situation (1) 16:4	SUNY (3) 17:17,21;18:3	transcript (1) 22:12	W
runways (1) 17:12	size (1) 12:21	Superintendent (1) 4:6	transit (2) 19:7,18	wage (1) 16:3
S	Skaneateles (1) 11:14	supervisors (1) 6:15	transportation (3) 18:23;20:5;21:10	wages (1) 17:4
salary (1) 6:14	slides (1) 7:19	Sure (1) 11:10	traverse (1) 8:22	walking (1) 9:9
sales (1) 6:6	someone (1) 16:22	surprisingly (1) 8:9	treatment (1) 5:9	wants (2) 4:23;22:18
School (5) 4:7,9;6:20,23;9:6	sooner (1) 19:23	system (1) 19:14	try (1) 7:17	War (1) 5:15
Schools (1) 4:6	South (4) 7:9;9:3;10:11;21:2	T	trying (1) 16:23	way (2) 8:23;9:2
science (1) 17:24	spa (3) 5:8,8;10:17	talk (1) 21:15	Tutt (1) 3:16	ways (1) 14:20
screen (1) 7:21	spaces (1) 8:18	Tarrytown (1) 19:7	two (3) 9:4;18:7;22:14	wealth (1) 19:22
second (2) 12:23;19:15	span (1) 6:2	tax (4) 6:6;7:15;12:17; 17:6	two-mile (1) 17:11	weren't (2) 20:14,17
seek (1) 18:17	speak (3) 20:21;22:6,19	taxes (2) 5:21;16:16	type (1) 17:25	west (2) 7:7;21:7
Senate (1) 19:5	speed (2) 19:2;21:6	taxpayers (1) 14:15	U	William (1) 4:10
sense (2) 17:6,7	spending (1) 17:23	tea (1) 20:21	underground (1) 10:22	Wilson (1) 11:11
sent (1) 4:2	spring (1) 7:12	tearing (1) 7:25	understand (2) 21:17,18	wing (3) 5:17,18;10:10
separate (2) 12:4,12	spur (1) 7:4	ten (1) 12:18	United (1) 19:10	wish (1) 4:22
serious (2) 11:18;14:8	stable (1) 8:10	terminals (1) 18:22	universities (3) 17:20;18:2,2	without (3) 17:15;18:6,7
set (1) 22:22	start (1) 7:11	terms (3) 11:24;12:20;14:18	university (3) 17:16,18;18:6	wonderful (1) 22:3
setting (1) 6:23	state (6) 11:8;13:3;14:10; 17:15;18:6,20	thorough (1) 14:23	unless (1) 22:19	work (3) 11:3;15:5;16:18
several (1) 5:9	statement (2) 4:24;16:17	three (1) 21:2	up (6) 5:23;6:4,23;9:17, 24;17:9	written (1) 12:7
	States (1)	tie (2) 7:22;9:5	upon (4)	wrong (2)

14:20;16:18	3:20,24;4:15			
Y	3			
year (3) 6:14,24;17:23	3 (2) 2:11;3:22			
years (5) 6:5,25;8:9;12:18; 20:9	34th (1) 20:15			
yellow (1) 8:16	4			
York (7) 3:12;17:15;18:15, 16,16;19:17;20:10	4 (2) 2:15;4:14			
York's (1) 18:12	5			
1	5 (1) 5:25			
1 (3) 2:2;3:4,11	50 (1) 5:25			
100 (1) 11:21	6			
10th (1) 3:8	6:00 (2) 3:8,10			
140 (1) 6:9	6:05 (1) 3:9			
15 (1) 6:25	6:30 (1) 22:25			
15-year (2) 5:19,25	60 (1) 10:12			
175 (1) 6:11	60s (1) 8:4			
179th (1) 20:14	64 (1) 12:6			
1859 (1) 10:2	65 (1) 9:15			
1870 (1) 9:7	8			
1873 (1) 10:4	80 (1) 6:9			
1994 (1) 19:4	85 (1) 5:8			
2	9			
2 (5) 2:6;3:15;11:11; 17:14;18:4	911 (1) 17:9			
20 (3) 5:8;8:9;20:9	9D (6) 5:7,13;7:24;8:21, 25;10:23			
2023 (5) 2:16;3:8,20,24; 4:15				
2025 (1) 7:12				
225 (1) 8:18				
240 (1) 6:9				
27 (1) 2:16				
27th (3)				

From: [Doreen Tiganelli](#)
To: [Sarah Lee](#)
Subject: Public Comment Mirbeau of Beacon DCIDA Public Hearing on April 10, 2023
Date: Monday, April 10, 2023 12:40:12 PM

Ms. Lee, please acknowledge and include my comments as part of the official public record for the DCIDA Public Hearing for Mirbeau of Beacon LLC Project scheduled for April 10, 2023 at 6pm at the Municipal Court Room, 1 Municipal Plaza, Beacon NY and share these comments with the DCIDA Chair and Board members.

- 1) I am opposed to the issuance of any "Financial Assistance" to the Mirbeau of Beacon Project in any form including, but not limited to, Sales and Use Tax Exemption, Mortgage Recording Tax Exemption, Real Property Tax Exemption, Payment in Lieu of Taxes (PILOT).
- 2) In light of Dutchess County's ThinkDIFFERENTLY initiative, it was particularly distressing at the March 22, 2023 DCIDA meeting to hear a Mirbeau partner as well as DCIDA board members, staff and counsel joking and laughing about those who received mental health services from the former Craig House hospital that was located on the project site.
- 3) At the March 22, 2023 DCIDA Meeting, board member Piccone stated that negativity for the project is because "*citizens of Beacon do not understand this PILOT*". Perhaps it is Mr. Piccone who does not understand the concerns. The board continually notes the amount of revenue from development of project sites but the board repeatedly fails to note that revenue would be even greater if the projects were to pay their taxes, in full, without a PILOT.
- 4) Mirbeau of Beacon application materials differ from the majority of project application materials made available to the public by the DCIDA in that they have redacted various figures in portions of the application, including Section 2 "D. Investment (Uses and Sources)" and "E. Sources".

One example is while the applicant is requesting a sales tax exemption estimated to be over \$2.1 million, the amount of spending on equipment that is subject to sales tax is redacted. It is unclear why the applicant and/or the DCIDA felt the need to conceal that from the public.

- 5) The need for financial assistance seems questionable although the applicant, like all others coming before the DCIDA, asserts the project would not go forward without this assistance.

Mirbeau Companies, according to application materials, has four other locations including Mirbeau Inn & Spa Rhinebeck and was not previously provided any financial assistance by the DCIDA. The 50-room Mirbeau Inn & Spa Rhinebeck's website shows room prices for April to May ranging from \$410 to \$800 a night. Mirbeau of Beacon is to be 85 rooms, likely in a similar price range.

It is not the job of the DCIDA to maximize profits of developers.

6) Project applicants seek Financial Assistance from the DCIDA in the form of tax breaks that shift the tax burden to the remaining base which may lead to higher tax bills for other property owners while maximizing profits of the developers.

While some DCIDA members appear defensive and dismissive when public comment is given stating that taxpayers subsidize exemptions the DCIDA hands out, the New York State Comptroller's 'Performance of Industrial Development Agencies In New York State', 2022 Annual Report dated June 2022 expresses concern regarding shifting of tax burden as it states "**However, the tax exemptions they grant to their projects can reduce the tax base of local governments and school districts, and may result in increases to other taxpayers' bills.**"

7) The DCIDA often cites increase in property tax revenue as a benefit of granting Financial Assistance with the revenue based on "Current Assessed Value" and "Estimated New Assessed Value". However, this fails to take into consideration the fact that applicants often challenge the assessed value after project completion. When that happens, projected tax revenues end up being lower than stated. It is possible that when the PILOT ends, the Mirbeau of Beacon project will eventually seek a reduction in assessed property value, again leaving the remaining tax base to subsidize the developers' profits.

8) Regarding Mirbeau of Beacon job creation, per application materials, the number of FTEs to be created upon 2 years is "100". Job creation projections by applicants are sometimes inaccurate or the promised jobs fail to materialize. The DCIDA and their counsel frequently cite the existence of recapture/clawback provisions, meaning if the promised number of jobs are not created tax incentives could have to be repaid. However, these provisions are meaningless if the IDA is not ensuring the accuracy of job numbers.

Inaccuracy of DCIDA job numbers was noted in Dutchess County Comptroller Robin Lois' findings in her September 2018 LDC/IDA Audit Report stating "*there is no formal monitoring process in place to ensure the accuracy of employment numbers submitted to the agency by project representatives*" and "*In some cases the number of jobs certified by projects to the respective agency did not match what was reported to the Authorities Budget Office through the annual PARIS filing*".

Doreen A. Tignanelli
29 Colburn Drive
Poughkeepsie NY 12603

From: [Jim Beretta](#)
To: [Sarah Lee](#)
Subject: Public Hearing Comments, MIRBEAU OF BEACON LLC, April 10, 2023
Date: Monday, April 10, 2023 12:34:42 PM

Ms. Lee (DCIDA CEO),

I wish to submit public comment for the public hearing to be held by the Dutchess County Industrial Development Agency, re MIRBEAU OF BEACON LLC, on the 10th day of April, 2023 at 6:00 p.m., local time, at the Municipal Court Room, 1 Municipal Plaza, Beacon, New York 12508.

Please acknowledge receipt of this public hearing input and that it will be added to the record as public hearing comment.

I am **opposed** to the financial assistance being contemplated as listed in the Public Hearing Notice as follows:

"The Agency is contemplating providing financial assistance (the "Financial Assistance") to the Company with respect to the Facility by granting a real property tax exemption and providing for payments in lieu of real property taxes. The Financial Assistance will also include an exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Facility or used in the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility, and an exemption from all real estate transfer taxes and certain mortgage recording taxes with respect to any qualifying mortgage on the Facility (or such interest in the Facility as is conveyed to the Agency) to secure the financial assistance and/or any other indebtedness incurred by or for the benefit of the Company in connection with the Project. The proposed real property tax abatement will be a permitted deviation from the Agency's Uniform Tax Exemption Policy and this Notice of Public Hearing, when transmitted to the affected taxing jurisdictions, shall serve as notice under Section 874(4)(b) of the New York General Municipal Law as to the proposed deviation."

My reasons for opposition are as follows:

1. The requested financial incentives are a transfer of tax burden to the rest of the taxpaying public. Granting of the contemplated financial assistance is corporate welfare.
2. The DCIDA Board's behavior was truly appalling regarding comments about former patients at Craig House, which was a mental health facility:

At the March 22, 2023 meeting of the DCIDA, when the board got a presentation about the Mirbeau of Beacon project, everybody in the room got a good laugh about

patients at the former Craig House who would have been there, obviously, for Mental Health and/or substance addiction. Then they (in the room) went through a list of famous patients who were there with more negative intimations about these patients. It was appalling. This can be seen/heard at minute 1:07:20 on the DCIDA board meeting video on the DCIDA website.

3. Several of the DCIDA board members indicated their relationship to- or benefits from this project. At minute 1:06:11, on the meeting video, the board was asked to introduce themselves. Vice Chairman Mark Doyle said he is the manager of Fishkill Farms and they depend on tourism; Don Sagliano says he is CFO of Arnoff and developer Kellogg said Arnoff moved Mirbeau into their Rhinebeck location; Jamie Piccone said he was born and raised in Beacon and still has some investments there; property management. These board members, at minimum, appear to have something to gain by approving this project.

4. Room rates for Mirbeau in Rhinebeck appear to be over \$400.00 per night. An Inn & Spa like Mirbeau Beacon will be, with other luxury amenities, does not seem like the profile of an entity that should be getting financial incentives that will quite likely shift tax burden to other residents in the municipality and County and reduce tax revenue to the Beacon City School District. This is welfare for the wealthy.

5. The Beacon City School District apparently came to some agreement with this project but at the January 9, 2023 school board meeting, the board was not at all enthusiastic about any tax incentives for this project and appeared very concerned about losing tax revenue that would support programs for their Beacon City School students. I believe that they will, in fact, lose revenue by accepting a lesser amount than this project would otherwise have to pay. And a 15-year PILOT is a long time. It amounts to more than a full generation of children through the K through 12 cycle.

6. The applicants are most often given an unfair advantage in the DCIDA public hearings in that the applicant is, based on my observations, given multiple opportunities to talk: First, at the beginning to provide opening comments and then, second, to rebut, or embellish, any comments made by the public. As it is a public "hearing", and not a debate, each party should get one chance to speak. If the applicant is going to get multiple opportunities to speak, then public participants should get additional chances to speak also.

By the time of the hearing, the applicant has already had time in front of the DCIDA board to talk about their project before preliminary approval. They will then get an opportunity in front of the DCIDA board, again, for final approval. The public hearing is to hear all persons with views in favor of or opposed to the issuance of the financial assistance, not to hear the applicant debate, discredit, or discount public comments.

7. Based on my observation, any project that has been given prior approval by the DCIDA gets a rubber stamped Final Approval. The Public Hearing is just a formality and the completion of an obligation to get to the final approval which usually gets a

unanimous vote to approve from the board.

Again, I am **opposed** to the financial assistance being requested. Everybody should pay their full taxes.

Sincerely,

Jim Beretta
Town Of Poughkeepsie Resident & Taxpayer

From: [Howland Cultural Center](#)
To: [Sarah Lee](#); tdean@marshallsterling.com; [Jane Denbaum](#)
Cc: countyexec@dutchessny.gov; gpulver@dutchessny.gov
Subject: DCIDA & MIRBEAU OF BEACON LLC
Date: Tuesday, April 11, 2023 4:40:23 PM

Dear Sara Lee and the entire DCIDA team,

I am in full support of MIRBEAU OF BEACON LLC's - Mirbeau Inn and Spa at Howland Estate. With an eye on historic preservation within the City of Beacon and the surrounding Hudson Valley, as well as the current president of the Howland Cultural Center in the City of Beacon. Bound by a solid 150 year historic connection between our two properties I have been following the MIRBEAU OF BEACON LLC, project intently since they first set their sights on Beacon and the grand Howland Estate.

I fully support MIRBEAU OF BEACON LLC, request to you/Dutchess County's Industrial Development Agency, for a real property tax exemption and providing for payments in lieu of real property taxes. Given that there will be no school children connected to this project, unlike the original high density housing project last proposed for this site. And unlike so many of today's build outs of large-scale over development projects within the City of Beacon and surrounding municipalities that will ultimately send students to the Beacon City School District most of these projects have been given the same relief of payment in-lieu of taxes, throughout the City of Beacon. I believe this project will ultimately benefit the children of the Beacon City Schools District as well as every resident of Beacon. The ultimate benefit of this payment in-lieu of taxes might lead to future jobs for today's students, professional trades skills training, employment for their family members. Ultimately, this project will grant public access to the historic mansion and the ability to walk along the Fishkill Creek perimeter of the grounds to explore Beacons ecosystem with potential field trips or performance venues at the historic mansion and its grounds. I think it's a win-win for the City of Beacon and for the many generations of Beacon residents, and tourists alike. I urge IDA to vote yes and grant MIRBEAU OF BEACON LLC, your full support through Dutchess County's Industrial Development Agency.

Respectfully yours,
Theresa Kraft

Theresa Kraft - President
Mobile (914) 456-3258
Howland Cultural Center
477 Main Street, Beacon, NY 12508
Office (845) 831-4988



<http://www.howlandculturalcenter.org/>