

STATE OF NEW YORK  
COUNTY OF DUTCHESS

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In the Matter of the Application of Hudson Valley  
Property Holdings, LLC for Financial Assistance  
from the Dutchess County Local Development  
Corporation  
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DATED: July 16, 2015  
Poughkeepsie, New York  
9:15 a.m. - 9:22 a.m.

Jennifer Cea, Reporter

MINUTES  
OF  
PUBLIC HEARING

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APPEARANCES:

DONALD CAPPILLINO, Hearing Officer  
CAPPILLINO & ROTHSCHILD, LLP  
Seven Broad Street  
P.O. Box 390  
Pawling, New York 12564

Sarah Lee, CEO Local Development Corp.

Anthony Costello, Senior Vice President  
of Professional and Support Services,  
Westchester Medical Center

Elissa Chessari, Director of Performance  
Management, Westchester Medical Center

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PUBLIC HEARING  
(NOTICE OF PUBLIC HEARING  
RECEIVED AND MARKED AS  
HEARING OFFICER'S EXHIBIT 1)  
  
AFFIDAVIT OF PUBLICATION RECEIVED  
MARKED AS HEARING OFFICER'S  
EXHIBIT 2)  
  
AFFIDAVIT OF HOLLY HOFFNER  
RECEIVED AND MARKED AS HEARING  
OFFICER'S EXHIBIT 3)  
  
(LETTER OF MARCUS MOLINARO  
DATED 6/26/15 RECEIVED AND  
MARKED AS HEARING OFFICER'S  
EXHIBIT 4)  
  
LETTER OF CHARLES DANIELS III  
DATED 6/26/15 RECEIVED AND  
MARKED AS HEARING OFFICER'S  
EXHIBIT 5)  
  
BY THE HEARING OFFICER: Good  
morning. I am Donald Cappillino. I'm

## 1 PUBLIC HEARING

2 the Hearing Officer in this matter.  
3 I'll open the public hearing in the  
4 Matter of the Application of Hudson  
5 Valley Property Holdings, LLC, seeking  
6 financial assistance from the Dutchess  
7 County Local Development Corporation.  
8 Before the public hearing began, I had  
9 the stenographer mark as Hearing  
10 Officer's Exhibit number 1 in evidence  
11 the Notice of Public Hearing in this  
12 matter. I had the stenographer mark  
13 as Hearing Officer's Exhibit number 2  
14 the affidavit of Rita Lombardi from  
15 the Poughkeepsie Journal indicating  
16 that on June 30, Notice of Public  
17 Hearing was published in the  
18 Poughkeepsie Journal. I had marked as  
19 Hearing Officer's Exhibit number 3 in  
20 evidence the affidavit of Holly  
21 Hoffner indicating that on June 26 a  
22 copy of the Notice of Public Hearing  
23 was served upon the supervisor of the  
24 Town of Poughkeepsie, Todd Tancredi,  
25 the Superintendent of Hyde Park

## 1 PUBLIC HEARING

2 Central School District, Greer Rychcik  
3 and the County Executive of Dutchess  
4 County, Marcus J. Molinaro. I had  
5 marked as Hearing Officer's Exhibit  
6 number 4 the June 26, 2015 letter of  
7 Marcus Molinaro, County Executive  
8 consenting to my acting as the Hearing  
9 Officer in this matter, and I have had  
10 marked as Hearing Officer's Exhibit  
11 number 5 in evidence the June 26, 2015  
12 letter from Charles Daniels III, the  
13 Chairman of the Dutchess County Local  
14 Development Corporation appointing me,  
15 Donald Cappillino, as the Hearing  
16 Officer in this matter. And with that  
17 I will open the public hearing.

18 We have with us the  
19 representatives from the Applicant, so  
20 I will ask that each of you identify  
21 yourself for the record, state your  
22 position and then if you have anything  
23 to say, please do.

24 BY MR. COSTELLO: Anthony  
25 Costello, senior vice president of

1 PUBLIC HEARING

2 professional support services at  
3 Westchester Medical Center.

4 BY MS. CHESSARI: Elissa  
5 Chessari, director of performance  
6 management at Westchester Medical  
7 Center.

8 BY THE HEARING OFFICER: Okay.  
9 And do you have anything to say at  
10 this point? I can ask you a question  
11 or two. Basically the question simply  
12 is, on the application you indicated a  
13 number of jobs, and can you tell me  
14 what was stated in the application and  
15 if that is still accurate?

16 BY MS. CHESSARI: Sure. In the  
17 application we had a total of 231  
18 employees. We would like to update  
19 that to 386, and the difference  
20 represents the third-party tenants in  
21 our physician group. Initially it was  
22 only Mid Hudson Regional Hospital  
23 employees.

24 BY THE HEARING OFFICER: Okay.  
25 And will you have to then make changes

1 PUBLIC HEARING

2 to your cost benefit analysis on the  
3 basis of that?

4 BY MS. LEE: Yes.

5 BY THE HEARING OFFICER: This,  
6 as I understand it, is a retention as  
7 opposed to an expansion. Westchester  
8 Medical and its subsidiary here of  
9 Hudson Valley Property Holdings, LLC,  
10 the Applicant, is applying for this  
11 financial assistance in order to  
12 maintain the present services and the  
13 atrium which was a building that was  
14 rented by St. Francis Hospital and  
15 then you took over for them. You are  
16 now seeking to acquire and have this  
17 financial assistance in order to  
18 acquire the atrium. All of that is  
19 correct?

20 BY MR. COSTELLO: That is  
21 correct.

22 BY THE HEARING OFFICER: Okay.  
23 I have nothing further, if you have  
24 nothing further.

25 BY MS. LEE: I have nothing.

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PUBLIC HEARING

BY THE HEARING OFFICER: Okay.  
I will now close the public hearing.  
Thank you very much.

BY MR. COSTELLO: Thank you.

BY MS. CHESSARI: Thank you.



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REPORTER'S CERTIFICATION

I hereby certify that the foregoing is a true and accurate copy of the Public Hearing Minutes recorded by me and reduced to transcript form.



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JENNIFER CEA

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