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P R O C E E D I N G S

PUBLIC HEARING

City of Mechanicville and Town of Stillwater
Industrial Development Agency

A Public Hearing

in the matter of

Bocrest Fields, LLC and

Hodorowski Group, LLC

Section 859-a(2)

General Municipal Law

October 25, 2023
5:15 p.m.

Stillwater Town Hall
881 Hudson Avenue
Stillwater, New York

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PRESENT:

FOR THE IDA:

Sally Herrick - Chairwoman
Maria Morris - Vice Chair
Barbara Corsale - Member
John Fusco - Member
Pat Hildreth - Secretary
Marilyn Erano - Treasurer
Judy Wood-Zeno - Member
John Amodeo - Member

ALSO PRESENT:

Sal Iavarone, CFO
Gina Kenyon - Agency Administrative Assistant
James Carminucci, Esq. - Special Counsel
Tori Riley, Vice President,
Saratoga Economic Development
Corporation

PRESENT FOR APPLICANT:

Ed Keis

ALSO PRESENT MEMBERS OF THE PUBLIC

I-N-D-E-X

<u>Number</u>	<u>Description</u>	<u>For Ident.</u>
1	Affidavit of Publication and Notice of Public Hearing	3
2	Distribution Letter	3

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(Exhibits Numbers 1 and 2 were marked for identification, this date.)

CHAIRWOMAN HERRICK: It is 5:15. I'll call the Public Hearing of the IDA for the Bocrest Fields, LLC, which is what we're here to hear public comments about.

My name is Sally Herrick. I'm Chair of the IDA. We'll go around so you can know the Board members, and then we'll start to open up.

So, Pat, you want to introduce yourself?

MR. HILDRETH: Pat Hildreth, Secretary.

MS. WOOD-ZENO: Judy Wood-Zeno, Member.

MR. AMODEO: John Amodeo, Member.

MS. CORSALE: Barbara Corsale, Member.

MR. CARMINUCCI: Jim Carminucci, Counsel to the Agency.

MS. MORRIS: Maria Morris.

MS. ERANO: Marilyn Erano, Treasurer.

MR. FUSCO: John Fusco, Member.

CHAIRWOMAN HERRICK: Okay. So I'm glad you are all here. I'm sorry about the inconvenience. I'm going to put this right out right now: So, we had a conflict with the main room that the Town Board meets in. I thought

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2 we'd be in that room, but we got preempted by
3 Court tonight.

4 Court is supposed to end early, so what
5 we'll do is, if we're not done here -- I'm sorry
6 about the discomfort, but I did not want to
7 cancel the Public Hearing, because I did not
8 think that would be in our best interest, and we
9 didn't have time to do that once we found out
10 about the conflict.

11 So, what we'll do is, if we're not done
12 and Court is, we'll take a little recess, and
13 we'll move to a more comfortable room, but I
14 wanted to at least start on time and get us
15 going.

16 So, with that, I'm going to turn this
17 over to our attorney, Jim Carminucci, and he will
18 explain the process, and then after that -- I
19 just want to ask that anybody who is speaking,
20 that you do get up and identify yourself for our
21 stenographer, just tell us, if you don't mind, at
22 least where you live. It doesn't have to be the
23 entire address.

24 **MS. WOOD-ZENO:** And will there be a time?

25 **CHAIRWOMAN HERRICK:** And then if you

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could, so everybody gets a chance to speak, at least five minutes for comments, if you don't mind. Okay. Jim.

MR. CARMINUCCI: So, this is a Public Hearing being held pursuant to Section 859-a(2) of the General Municipal Law with respect to an application provided to the IDA, received from Bocrest Fields, LLC and Hodorowski Group, LLC.

The Project consists of the acquisition of an interest in an approximately 90-acre parcel located on Brickyard Road in the Town of Stillwater, construction on that property of 192-unit multifamily market rate residential rental facility, and acquisition and installation in the facility of certain machinery and equipment.

The total project costs are estimated to be \$40,733,333, and the requested financial assistance from the IDA consists of mortgage recording tax benefit in the amount of \$244,400, sales tax benefit of \$1,260,000, and property tax abatement of \$924,517. Those are obviously estimates.

Notice of the Public Hearing was

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2 published in the Daily Gazette on September 29th,
3 2023, and, as required by the General Municipal
4 Law, notices of the Public Hearing were provided
5 to the chief executive officers of the affected
6 taxing jurisdictions on October 10th, 2023, via
7 certified mail, return receipt requested, and I
8 have provided those exhibits to the stenographer
9 to be incorporated into the record.

10 **CHAIRWOMAN HERRICK:** Great. Okay. With
11 that, Tori, would you like to get up and
12 introduce yourself, if you don't mind. Tori
13 Riley is with the Saratoga County Economic
14 Development Corp. They are the agency that helps
15 the applicant put together the application.

16 So we're going to hear what the
17 application is first, and then we'll take public
18 comments. So, Tori, why don't you start.

19 **MS. RILEY:** Tori Riley with the SEDC, and
20 I'm here tonight with Ed Keis requesting
21 incentives for this Project to move forward.

22 The applicant and his partners are
23 constructing 192 apartments. As we mentioned,
24 144 of those would be two-bedroom apartments and
25 98 of those are one-bedroom units, and they'll be

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2 market rate. They'll be reasonably priced market
3 rate so we can provide workforce and/or
4 retirement opportunities for someone that is
5 selling their home so that somebody else can buy
6 a home.

7 I think we all know of the housing crunch
8 and crisis and the prices that are being driven
9 up, so this is an opportunity to build these
10 apartments, keep people in Mechanicville or
11 Stillwater and/or, importantly, recruit or
12 attract young professionals or service provider
13 workers, hospitals, EMTs, police officers,
14 teachers, those kind of folks that make a decent
15 living, but not enough to afford a home at this
16 point.

17 With that, the current approximate
18 assessment of the property is \$28,537, and upon
19 closing it would immediately go to \$18,333,000.
20 So it is a great opportunity for there to be more
21 property, school, local taxes put back into the
22 community responsibly.

23 The Group -- albeit this is a big
24 commitment for them, this is not what they do on
25 a full-time basis -- they're requesting a

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2 five-year PILOT, with four years of incentive
3 breakdown with a full payment at the fifth year
4 at 100 percent, and so it would be the first year
5 zero, and the second year 25 percent, the third
6 year 50 percent, the fourth year 75 percent, and
7 the fifth year they would be paying the full
8 taxes on this.

9 Immediately upon closing, their taxes
10 would go from 628 to over 30,000, and they would
11 be paying that as their portion of the PILOT
12 breakdown.

13 So I just wanted to introduce Ed. Is
14 there anything that I missed that you'd like to
15 share? I know that this has been approved per
16 the Stillwater Town Board and the Planning
17 approved The Project on February 27th of this
18 year, and the Hodorowski Group are managing The
19 Project. Evolution Construction Services will be
20 completing the site work and infrastructure, and
21 they have attached the Planning Board
22 resolutions.

23 **MR. KEIS:** So, our partner -- this
24 started back in 1980 when --

25 **CHAIRWOMAN HERRICK:** Can you introduce

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1
2 yourself for the stenographer and anybody else
3 here.

4 **MR. KEIS:** Oh, Ed Keis for Bocrest
5 Fields, and the Hodorowski Group is also our
6 partner in this. Unfortunately, Paul, was
7 planning on being here, but he's at Dana-Farber
8 Hospital with his dad who was just diagnosed with
9 Stage 2 throat cancer, kidney, lungs. So he
10 couldn't get back here for that, but he was
11 fortunate to get in there.

12 He did speak at the last IDA meeting for
13 quite some time talking to the Board and anybody
14 else who was there.

15 So this property was bought in 1980 and
16 they weren't sure what they were going to do with
17 it. They were paying about \$1,000 a year in real
18 estate taxes, and then when the Water District
19 came in in 2007 and we started getting bills for
20 \$20,000, \$21,000, \$22,000 a year for the Water
21 District, but no water, nothing there, so that
22 got us starting to look at better uses for the
23 property and what to do with it.

24 We did look at possibly moving our
25 distributorship from DeCrescente up here into

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2 that area, and ultimately settled on -- started,
3 I guess, in 2013, 2014 on apartments, and we'll
4 be on roughly 20 acres of the 80 -- you'll see 90
5 and you'll see 96, depending on whose maps you're
6 looking at. So there will still be about 70
7 acres untouched and preserved.

8 The current plan now is to build two
9 buildings each year at 24 units each. So it will
10 be a gradual build out, and at the current tax
11 rates, when the construction is completed and all
12 13 buildings are built, the town and county taxes
13 will be about \$240,000 a year, and the school
14 district will be about \$460,000 a year.

15 We anticipate anywhere from 30 to 40 jobs
16 during construction, and then as the buildings
17 are built and we get further along, it should end
18 up with about ten people between maintenance and
19 administration of the properties.

20 What else did I miss? And the -- if the
21 builder were here, Paul Hodorowski, he would
22 describe the, as you all know, the tremendous
23 increases in costs and the supply chain and
24 mandates.

25 I don't know if anybody knows whether

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1 we're going to have to have all electric
2 apartments in two years with the Governor.
3 Someone is suing her to back it back down, but
4 right now you can't get those units that are
5 mandated that you put in the building. He's
6 already started ordering things way in advance to
7 be able to get the materials.
8

9 So, between those costs and materials,
10 the supply chain challenges, and interest -- when
11 we were -- we had two financing partners with him
12 interested in The Project, and then when we
13 thought there would be a ten-year PILOT
14 available, when the ten-year PILOT went to, in
15 effect, five -- well, four years, two of those
16 walked away, and now we're looking at a third
17 different one who thinks they can make it work
18 with this application that we're asking for.

19 **MS. RILEY:** Again, to keep the apartments
20 at a reasonable market rate, it's not affordable,
21 it's not subsidized, but they would be market
22 rate, but at a reasonable market rate to be able
23 to have places for the service provider workers
24 to afford to work semi close to where they live.

25 **MR. BOWERS:** Wasn't the original approval

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2 for 313 apartments?

3 **MR. KEIS:** That's a good point. So when
4 -- we are approved for 312 by both the Town Board
5 and Planning Board, but at building two
6 buildings a year, we can only get up to about 192
7 over a four-year period.

8 So there's no sense in applying for
9 benefits that aren't going to be there after the
10 fourth year, but it would continue to build out
11 at that point.

12 Anything else I can help with?

13 **MS. YANKOWSKI RYAN:** Can I ask a
14 question?

15 We've been told through the whole process
16 that as they build, our benefit unit dollar
17 amount goes down, so that we benefit with lower
18 taxes and being members of the same Water
19 District.

20 If they get a tax break, how does that
21 affect our benefit units for water? Do our
22 benefit units go down or do we have to wait the
23 five years?

24 **SUPERVISOR KINOWSKI:** No, you don't have
25 to wait for five years. That's called a special

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1 district.

2
3 **CHAIRWOMAN HERRICK:** Ed, identify
4 yourself.

5 **SUPERVISOR KINOWSKI:** I'm Supervisor Ed
6 Kinowski, and I do your budget for the town, and
7 they're specified on what they can get for
8 taxes --

9 **CHAIRWOMAN HERRICK:** You've got to be a
10 little louder because we have some overflow.
11 Sorry, folks.

12 **SUPERVISOR KINOWSKI:** Tax incentives can
13 only be granted for a few things: Mortgage tax,
14 sales tax, and property taxes, and so that's
15 what's being requested here, but special district
16 taxes and things of that nature you can't apply
17 for, so they have to pay them.

18 All right. So when they get their bill,
19 they'll pay it, and they've been paying 62
20 benefit units for a very long time now with no
21 benefit, except to everybody who lives in the
22 District. So, when they start applying those
23 benefit units to it, everything goes down.
24 Probably pay it off a year or maybe two earlier.

25 **MR. BOWERS:** When will the benefit units

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2 be attached to this property?

3 **SUPERVISOR KINOWSKI:** When they start
4 building.

5 **THE REPORTER:** In order to have an
6 accurate record, you can't just have a
7 conversation. So, sir?

8 **MR. BOWERS:** Russell Bowers, 23 Halfway
9 House Road. It's directly across from Bocrest.

10 **CHAIRWOMAN HERRICK:** Just make sure you
11 state your name and speak up and one at a time.
12 I'll try to call on people, and if there's
13 anybody out there that wants to speak, please
14 tell them to make their way in, and if there is
15 anybody that has already spoken, please rotate.
16 That would be helpful.

17 Okay. So right here.

18 **MR. ADINO:** My name is Cab Adino. I grew
19 up on Brickyard Road and Halfway House Road,
20 right on the corner.

21 The traffic on that road is getting
22 really hard. Now, you put all these units in,
23 how many more cars are you going to have, almost
24 200 cars?

25 **CHAIRWOMAN HERRICK:** Okay.

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2 **MR. ADINO:** Are they going to ride
3 bicycles?

4 **CHAIRWOMAN HERRICK:** Let me tell you what
5 the purpose of this Public Hearing is. All those
6 decisions have been made by the Town. We're like
7 the last stop. We're the finance side. We don't
8 do water. We don't do roads. We don't do -- the
9 Town Planning Board has done all that, given all
10 the approvals.

11 So, technically they could build
12 tomorrow. They're coming here to see if there's
13 an opportunity to receive any tax breaks. So
14 that's all we're here to talk about. I can't
15 answer --

16 **MR. ADINO:** So nobody is doing a traffic
17 study or anything?

18 **CHAIRWOMAN HERRICK:** That would be back
19 to the Planning Board. That's not our job. Our
20 job is, is this an economic benefit to the Town
21 to give them some tax abatements. That's the
22 only thing our Public Hearing is about. We're
23 like the last stop.

24 All those approvals, all those
25 discussions should have been done, and it's my

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2 understanding probably were done, but that's not
3 the thing we are approving.

4 So, to go back to the question earlier,
5 they have been approved for 300 some apartments.
6 What Ed Keis is telling everybody is they're
7 asking us to look at 192 because of the length of
8 the PILOT.

9 They literally can then, once the PILOT
10 is done, continue building if that works for
11 them.

12 **MR. KEIS:** To be able to help you, a
13 traffic study was done. It has been available.
14 It was published and available to the Town for
15 about 18 months. We paid for it -- we paid the
16 Town and the Town did it. We didn't have
17 anything to do with it, but I'd be glad to get
18 you a copy.

19 I think the Town is supposed to charge
20 you per page to give it to you, but give me your
21 name and e-mail, and I'll give you the traffic
22 study. It's 110 or 120 pages.

23 **MR. McCOY:** I'm Rob McCoy off of 9P.

24 I'm concerned about the impact on the
25 schools, what this is going to have on the

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1 schools. I know we've gone through the traffic
2 studies. I was at all those meetings with the
3 traffic studies, this many cars and this many
4 students. Those numbers are all flawed.
5

6 We're going to bring in a ladder truck
7 from Mechanicville 30 minutes later and save
8 these people? This whole thing should have never
9 happened. It's going to dramatically affect this
10 Town. It's going to dramatically affect our
11 schools.

12 I implore you not to move forward with
13 any exception. If they don't -- if Boves and
14 DeCrescente don't have the money, don't let them
15 build it. Take a pass on it.

16 **MS. MASTERSON:** Valerie Masterson. I
17 wear a couple of hats here, but just to add on to
18 what Rob said, I did talk to our business
19 manager. I don't know what was told to the
20 Planning Board at the time when they asked, but I
21 talked to him specifically.

22 He told me that every -- our cost per
23 pupil is \$29,000 or a little bit more. So, if
24 you add 25 kids, that's over \$700,000 a year that
25 we have to pay for 25 extra kids, and then it

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2 could be even more if those kids have special
3 needs and things like that.

4 So if you give a tax exemption where
5 they're not paying -- I mean, we're dealing with
6 the GlobalFoundries PILOT too now where it
7 decreases and we have to add another \$100,000 to
8 our budget. So, I'm not sure if this is a good
9 idea to give them exemptions.

10 I agree with Rob. If DeCrescente and
11 Boves have the money to build this, then build
12 it, you know, but it is going to -- I mean, if
13 you have 192 units, don't tell me you're not
14 going to have more than 25 kids in those unit.
15 I'm sorry.

16 Ed and I had this discussion, and I just
17 don't believe that because we've dealt with other
18 developments and other -- Hillside and places
19 like that, you know, where the kids come in. So
20 I would appreciate it if you don't do this.

21 **CHAIRWOMAN HERRICK:** Thank you, Valerie.

22 **MS. SCARCHILLI:** I recently retired from
23 school, and we're bursting at the seams already.
24 So, I don't know where these kids of these
25 apartments are going to go.

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2 I mean, there is always a look for where
3 can we have a meeting here? No, that's busy and
4 being used for such and such. I mean, there is
5 no extra space. So, unless you want to start
6 putting 35, 40 kids in a classroom, you better
7 really think about it, and plus staffing for it.

8 I don't care what they say that it's
9 taken into consideration that there is not going
10 to be the need of it. When you work in a
11 building on a daily basis for 30 years, you see
12 what's going on in the building, and you see
13 where there's not room for stuff, and there's no
14 room on the campus up there.

15 There is no -- unless they purchase more
16 room or we build a houseboat or something, but
17 there is nowhere else to go on that campus to put
18 anything up. So I don't know where all these
19 kids with all the apartments over in Luther Woods
20 out there, I don't know where these children are
21 going to go to school and get adequate placement
22 and such.

23 **CHAIRWOMAN HERRICK:** Again, one of the
24 things that -- and I understand, I really do, but
25 that's the Planning Board, and all that --

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1 **MS. SCARCHILLI:** I get that.

2 **CHAIRWOMAN HERRICK:** You know what I'm
3 saying?
4

5 **MS. SCARCHILLI:** But you're here
6 financially to say yes or no.

7 **CHAIRWOMAN HERRICK:** I understand that.

8 **MS. SCARCHILLI:** So a big no, it's a big
9 financial thing. So, like they said, if they
10 can't build it with their own finances, don't
11 look to us because there's much more important
12 things where money could go to in our Town and
13 our Village instead of bringing more people in
14 and giving them money to do it. We don't need it
15 that way.

16 **CHAIRWOMAN HERRICK:** Thank you.

17 **MS. SCARCHILLI:** Thank you.

18 **CHAIRWOMAN HERRICK:** Go ahead.

19 **MS. CARPENTER:** Kelly Carpenter, 21
20 Mitchell Road. I have multiple questions based
21 on your mission statement that is posted on your
22 website, and I feel that your mission statement
23 and the things that you support and the things
24 that you promote is directory related to whether
25 you provide funding or not.

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2 So the first thing I just want to say is
3 you mention in your mission statement that you do
4 what you do while maintaining and enhancing the
5 historic and rural character of the community.

6 Can you explain how backing multiple
7 three-story apartment buildings -- the first of
8 its kind in Stillwater, because I believe there's
9 no other three-story apartment buildings in
10 Stillwater currently -- how that is maintaining
11 and enhancing the historic and rural character of
12 our area? So that's just the first question I
13 have for you guys.

14 **CHAIRWOMAN HERRICK:** So, tonight we're
15 here to listen to all the comments. There's no
16 vote at all tonight. I didn't say that earlier,
17 and what we are doing is, these are the types of
18 comments we want to hear. We want to hear the
19 input.

20 We will take it back to the Board and
21 have all these discussions ourselves. One of the
22 things we -- again, we have an applicant who put
23 in an application, but there's been no other
24 decisions made by the Board regarding the
25 application.

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2 So I can't stop an applicant from
3 applying.

4 **MS. CARPENTER:** Oh, absolutely. I'm
5 trying to give you the background that would
6 potentially help you.

7 **CHAIRWOMAN HERRICK:** I understand, and
8 that's a fair question.

9 **MS. CARPENTER:** Do you want my next one?

10 **CHAIRWOMAN HERRICK:** Yes. Keep going.

11 **MS. CARPENTER:** You also mention in your
12 mission statement, environmentally friendly,
13 carefully planned in strategic locations,
14 economic vitality, and improving the quality of
15 life for residents. Those are the types of
16 projects that you back.

17 Can you explain how this Project can be
18 categorized as environmentally friendly when it
19 is disrupting acres and acres of wetlands and
20 displacing an abundance of wildlife?

21 **CHAIRWOMAN HERRICK:** Again, part of what
22 we have to do is review everything, and then we
23 tie it back into the Town's approval as well.
24 So, again, good points.

25 **MS. CARPENTER:** Next, can you elaborate

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1
2 on this Project's carefully planned and strategic
3 location, directly from your mission statement,
4 and provide an explanation of how this location
5 in particular is a good fit for the community and
6 aligns with the fabric of our small town?

7 **CHAIRWOMAN HERRICK:** I would say it
8 again, keep going.

9 **MS. CARPENTER:** Yep. Next, can you
10 please explain the significant impact this
11 Project will have on the Town's economic
12 vitality? I believe it was stated ten jobs would
13 be --

14 **CHAIRWOMAN HERRICK:** He just said there
15 would be 30 to 40 construction jobs and then
16 overall ten jobs.

17 **MS. CARPENTER:** Long-term, ten jobs.

18 **UNKNOWN SPEAKER:** Guaranteed to
19 Stillwater residents?

20 **CHAIRWOMAN HERRICK:** They can't do that.
21 We can't make them do that.

22 **MS. CARPENTER:** All right. Next
23 question: Can you discuss how this 312 or
24 whatever -- what's the applying number?

25 **CHAIRWOMAN HERRICK:** 192.

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2 **MS. CARPENTER:** -- 192, can you discuss
3 how this 192 apartment complex will improve the
4 quality of life for its residents, it's current
5 residents, versus become a drain on the
6 community's resources, such as the school, which
7 is already at max capacity, fire, EMS, et cetera.

8 Next, your mission statement also
9 outlines that you encourage, develop, and attract
10 the construction and expansion of economically
11 sound commercial, industrial, and other growth
12 inducing projects.

13 How does this residential complex fit
14 into that commercial and industrial category and
15 what about this Project is growth inducing?

16 And last -- small paragraph -- seeing the
17 projects you've promoted as success stories are
18 mostly large businesses and generate a lot of
19 jobs, including Price Chopper plaza and
20 DeCrescente Distributing, can you explain how
21 this Project in particular will generate jobs and
22 promote job growth within the community?

23 I think you said ten. How many jobs do
24 you truly anticipate this Project will bring to
25 the area? I believe you said ten, and will the

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1 amount of jobs this will generate outweigh the
2 potential drain on the community?
3

4 In addition to that, just posing the
5 question, with Boves being an owner of this
6 property and this Project, is it a conflict of
7 interest if he is the CEO of your organization?

8 **CHAIRWOMAN HERRICK:** Boves is not part of
9 this Project anymore, and it was not the same
10 Boves, and it was Frank Boves, not John Boves, so
11 it is not a conflict. Correct, Ed, Boves are not
12 part of your Project anymore?

13 **MR. KEIS:** Right. I think I gave that as
14 history that he had bought the land and it wasn't
15 in the estate.

16 **CHAIRWOMAN HERRICK:** Frank and Carmie
17 bought the land, not John. So just so you know,
18 there is not -- I can address that, there is no
19 conflict with our CEO.

20 **MS. CAREY:** But if they're family, it's a
21 conflict.

22 **CHAIRWOMAN HERRICK:** They're not part of
23 the Project.

24 **MS. CAREY:** They're Bocrest, DeCrescente
25 and --

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2 **CHAIRWOMAN HERRICK:** They are no longer
3 a --

4 **MS. MORRIS:** You've got to come in and
5 identify yourself.

6 **MS. CAREY:** Amber Carey, 319 Hudson
7 Avenue. So are we going to get answers to
8 Kelly's questions?

9 **CHAIRWOMAN HERRICK:** Can you -- I'm
10 trying to answer the Boves one.

11 **MS. CAREY:** Okay.

12 **CHAIRWOMAN HERRICK:** His name is Bocrest.
13 They were involved at one point. They are no
14 longer involved.

15 **MS. CAREY:** Not at all?

16 **CHAIRWOMAN HERRICK:** DeCrescente bought
17 them out.

18 **MS. CAREY:** So why is it still called
19 Bocrest?

20 **CHAIRWOMAN HERRICK:** I assume because
21 it's -- (audio drowned out by someone's cell
22 phone.)

23 **CHAIRWOMAN HERRICK:** Ed, do you want to
24 address that?

25 **MR. KEIS:** We mentioned Boves as history

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1 where the property originated from and after
2 Frank Boves passed, another trust bought out his
3 interest from Frank Boves' Estate. Boves is not
4 involved.
5

6 **MS. CAREY:** So this is directly
7 DeCrescente?

8 **CHAIRWOMAN HERRICK:** Well, and he has a
9 developer.

10 **MR. KEIS:** It's a combination of Bocrest
11 Fields -- it's not DeCrescente Distributing --
12 and Hodorowski Homes, Hodorowski Group.

13 **MS. CAREY:** Will we get answers to all of
14 Kelly's questions?

15 **CHAIRWOMAN HERRICK:** We're here to
16 listen, and then we'll make decisions later, but
17 Kelly brought up great points. I didn't say that
18 she didn't. We're here to listen tonight, if you
19 don't mind. We'll try to answer as much as we
20 can.

21 Go ahead.

22 **MS. OLIVER:** Nicole Oliver, 22
23 Gronczniak.

24 What is the process for approval, because
25 we've got a lot of people here? I only saw it

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2 because I got something from the School Board,
3 right, in a roundabout way. I didn't see it in
4 anything. So what is the process after tonight?

5 **CHAIRWOMAN HERRICK:** After tonight what
6 we're going to do is we're going to take all the
7 comments, and then we don't meet again until
8 December. So the Board in between will get all
9 the information, and we will have to decide
10 between now and then, does it go on our agenda
11 for the December meeting, and then we take it up
12 then.

13 But then at some point, the Board will
14 then take all the input and then we're going to
15 make a decision on whether or not we approve the
16 Project. We don't have to approve it as
17 presented. It can be approved modified, if it
18 had to be, or it could be denied, but this is why
19 we're having a Public Hearing. We want to hear
20 all these comments.

21 **MS. OLIVER:** Are your meetings open to
22 the public?

23 **CHAIRWOMAN HERRICK:** Oh, yes, absolutely.

24 **MS. OLIVER:** And what is the date of the
25 December meeting?

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2 **CHAIRWOMAN HERRICK:** The next meeting is
3 December 4th, but what I will have to do is see
4 -- because we don't want to have a conflict like
5 tonight. That's our normal scheduled meeting in
6 December.

7 We don't meet in November. So there's
8 going to be no special meetings about any of
9 this, and then what we will do is I will have to
10 see about a place to meet so that we can have a
11 big enough room. So it might not be December
12 4th, but we always post it on our website, which
13 is the MechanicvilleStillwaterIDA.org, which
14 Kelly knows where to find it, which is great.

15 But we will put that information out. We
16 always put our agendas out over a week ahead of
17 time. So you can go to our website and it will
18 be up there, but if you just make sure that you
19 check, and we will tell -- I'll make sure the
20 Town knows when our meeting is so there can be a
21 notice for that too, but it will be on our
22 website.

23 **MS. OLIVER:** And you typically give your
24 notifications in The Express.

25 **CHAIRWOMAN HERRICK:** Well, we did for

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2 this, but we don't normally, but for a Public
3 Hearing, we do, but for a meeting we don't, but
4 we will make sure we get the word out.

5 **MS. OLIVER:** Okay. And will you answer
6 in your discussion about all these questions in
7 that meeting in December?

8 **CHAIRWOMAN HERRICK:** Yes, we'll be
9 talking about where we go with this, yes, and
10 we'll tie it back in.

11 **MS. OLIVER:** Just out of curiosity --

12 **CHAIRWOMAN HERRICK:** Just so you know,
13 I'm here to listen. There's no preconceived -- I
14 know how this seems, but there is no preconceived
15 notation as to what we're doing.

16 I understand that apartments are
17 different. They are different than the buildings
18 that you were just talking about, Kelly. So, for
19 us, we need to hear what the economic benefit is,
20 because that's what our discussion is. So that's
21 why everybody is here.

22 If there isn't one and you don't believe
23 there is, you keep telling us that, but it's up
24 to the applicant to tell us why there is an
25 economic benefit, and it's up to the Town, who

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2 passed it all, but just so you know, we can't --
3 the way it gets stopped -- because I know what
4 everybody would like -- those are -- those would
5 be financial decisions with the company itself,
6 but they have been given a green light to build
7 apartments. Just so you know.

8 **MS. OLIVER:** We understand they have a
9 green light. I've been at a lot of the meetings.
10 I want to make sure our voice is heard and we get
11 a response because we don't always get that, and
12 I also want to make sure, because they came in
13 with a proposal to build, and it was financially
14 viable. It is not our responsibility to carry
15 their Project.

16 I understand costs have gone up. My
17 grocery bill has gone up. Everything I have has
18 gone up.

19 **CHAIRWOMAN HERRICK:** Just so you know,
20 it's not this Board's responsibility. They need
21 to tell us why they need it. You know what I'm
22 saying? That's not -- we are here to listen to
23 both sides, and that's why this is important to
24 have the Public Hearing. Just so you know,
25 that's not for us either.

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2 **MS. OLIVER:** I heard a couple different
3 numbers. I heard the mortgage, \$244,000 for the
4 mortgage that will be waived potentially, \$1.2
5 million in sales tax, and then \$924,000 of real
6 estate tax, but I heard the PILOT breakdown,
7 right, zero the first year, 25, 50, 75, and then
8 I heard a \$30,000 number. What's that \$30,000
9 number?

10 **MR. CARMINUCCI:** It's not zero. They
11 will always be paying something. During
12 construction they will be paying taxes on the
13 assessed value of the land as they would be now.

14 **MS. OLIVER:** How much is that?

15 **MR. CARMINUCCI:** Whatever that is. I
16 don't have that number. Once construction is
17 over and COs are issued, that's when that
18 four-year PILOT schedule will kick in.

19 I can go through that with you again. I
20 have that here. So, in year one following
21 completion, their total PILOT payment would be
22 \$33,752. That would get distributed to the
23 taxing jurisdictions based upon proportionate tax
24 rates.

25 **MS. OLIVER:** Before you go forward, if

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2 they don't get this, that tax base will be that
3 \$924,000, right?

4 **MR. CARMINUCCI:** I think the estimated
5 total assessment is \$18 million and change, so
6 whatever that would generate.

7 **MS. OLIVER:** So what was that number that
8 I heard?

9 **CHAIRWOMAN HERRICK:** The 920.

10 **MS. OLIVER:** Just to be clear, the first
11 year you lose almost \$900,000 in property taxes?

12 **MR. CARMINUCCI:** No. I can go through
13 that with you as well. So, the first year, the
14 payment as I said is 33,752 that gets distributed
15 out among taxing jurisdictions. The estimated
16 savings based upon that payment is about \$370,000
17 in total.

18 Year two the PILOT payment goes up to
19 \$126,000 -- I'm rounding numbers -- and the
20 savings is about \$278,000.

21 **MS. OLIVER:** So the full value of the
22 taxes is \$403,000 a year, right? That's what
23 your sheet says. That's the full value.

24 **MR. CARMINUCCI:** Right, if the assessment
25 ends up being what's projected, that would result

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2 in that, and that also doesn't assume any
3 increases in taxes rates, so those numbers are
4 based upon current tax rates. The tax rates
5 change.

6 (Multiple people overtalking.)

7 **MS. OLIVER:** I wanted to make sure --

8 **CHAIRWOMAN HERRICK:** I just want to make
9 sure whatever Tori is saying -- because if it's
10 needed, then the stenographer has to get it.

11 **MS. OLIVER:** I would like it documented
12 in the record for a clean record. The first year
13 is \$30,000, right, and if there was no PILOT, the
14 full value is \$403,000, which will pay for
15 teachers. We have no place to go, but it will
16 pay for roads. Anything we need, that 403,000
17 for the community.

18 Year two is what?

19 **MR. CARMINUCCI:** The PILOT payment in
20 year two is about \$126,000, and the savings would
21 be about \$278,000.

22 **MS. OLIVER:** By savings, that's how much
23 they save and we lose in the community.

24 **MR. CARMINUCCI:** Right. That's the
25 difference between what they would pay and what

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1 they're going to pay if the PILOT was approved.

2 Year three the PILOT payment is about
3 \$219,000, and the estimated savings is \$184,000.

4 Year four, which is the last year that
5 there's a benefit, the PILOT payment is \$311,000,
6 and that results in a saving of about \$92,000,
7 and then the last year it goes to 100 percent.
8 No savings.

9
10 **MS. OLIVER:** And then you mention market
11 rate for the apartments. What is market rate for
12 the two-bedroom apartments?

13 **MR. CARMINUCCI:** I'm going to have to ask
14 the applicant. What's your take?

15 **MR. KEIS:** If the builder was here, he
16 has a couple thousand apartments. I was hearing
17 \$1,200 to \$1,400.

18 **MS. OLIVER:** For a two-bedroom? Wow.
19 Okay. That just seems really cheap.

20 **MS. RILEY:** That's what we said, market
21 rate.

22 **MS. OLIVER:** That's why I want to ask.
23 Reasonable market rate for a two-bedroom is
24 \$1,800.

25 Okay. Is there any chance this could be

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2 changed to Section 8 housing?

3 **MR. CARMINUCCI:** No. That's not how it's
4 been proposed, so that's not --

5 **MS. OLIVER:** But if --

6 **MR. CARMINUCCI:** If the Project changed,
7 they would lose the benefits. If it became
8 Section 8, subsidized housing, and the Project had
9 been approved by the IDA, those benefits would go
10 away, because that's not the Project that's
11 before the IDA. That's why we say market rate
12 versus subsidized or Section 8 housing.

13 **MS. OLIVER:** I just ask that if you do
14 approve it, which I hope we don't, but if you do
15 approve it, that that market rate is clearly
16 called out what those numbers are, right. That
17 that should not be that cheap.

18 I promise, two more questions and then
19 I'll stop.

20 **CHAIRWOMAN HERRICK:** No. You're okay.

21 **MS. OLIVER:** The other question was --
22 this is more of a statement. There are over
23 1,000 apartments approved already in this
24 community.

25 So my fear is, if we do it for this one,

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2 we set a precedent for everybody to get a tax
3 break and we keep paying. That's a lot of money.
4 \$25,000 a kid is a lot of money --

5 **MS. MASTERSON:** \$29,000.

6 **MS. OLIVER:** -- \$29,000.

7 **MS. SCARCHILLI:** Without kids that need
8 special needs.

9 **MS. OLIVER:** Without special needs.

10 Right.

11 Let me see. One last question. I went
12 to all the Board meetings. When was Boves no
13 longer part of this, and when was this applied
14 for?

15 **MR. CARMINUCCI:** The application was
16 received in August of this year.

17 **MS. OLIVER:** And when was Boves no longer
18 a part of it?

19 **MR. KEIS:** December of '22. Boves is
20 only mentioned as history and where this got
21 started.

22 **MS. OLIVER:** But if it's August '22 and
23 April of '23.

24 **MR. CARMINUCCI:** August '23 is when they
25 applied to us.

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2 **CHAIRWOMAN HERRICK:** August of '23 is
3 when they applied. December of '22 he was no
4 longer involved.

5 **MS. OLIVER:** Okay. So a year. I think
6 that's all.

7 **MR. KEIS:** Can I answer. This is Ed Keis
8 of Bocrest. The estimates of the tax savings
9 that are on there, for whatever reason I think is
10 the way the application has to be prepared, is as
11 if all of those buildings were built on the first
12 -- in the first batch.

13 So, that if we build two out of the
14 eight, our benefit is really 25 percent of those
15 numbers there. So these numbers, in our
16 financials, it's less than \$400,000. It's not
17 the \$974,000, but my understanding, that's the
18 way it had to be completed.

19 **MS. RILEY:** That's the potential.

20 **MR. KEIS:** If we built them all at once,
21 that could be the max. I mean, I don't agree
22 with it, but that's what the form was.

23 **MS. RILEY:** Right. You may end up with
24 less incentives based on --

25 **MR. KEIS:** You can't build them. Right.

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2 It's not anybody's fault. It's just the way the
3 application was done.

4 **MS. CARPENTER:** I have a question. Based
5 on something Nicole said, after the benefits --
6 if it's changed to Section 8, the benefits, they
7 lose them, but the benefits are finished after
8 five years, correct?

9 **MS. RILEY:** Four.

10 **CHAIRWOMAN HERRICK:** Four.

11 **MS. CARPENTER:** So any time after that
12 four-year period, the property could technically
13 change to Section 8 housing --

14 **MR. CARMINUCCI:** Right, so --

15 **MS. CARPENTER:** -- any time after that.

16 **MR. CARMINUCCI:** -- the way these
17 benefits get implemented is the IDA takes an
18 interest in the property. They'll take a
19 leasehold interest. Once that leasehold interest
20 is terminated, that puts the property back on the
21 tax rolls and the IDA is out of the transaction.

22 Right, seven years down the road, if they
23 were to change things and that was approved by
24 the Town, if it required Town Planning Board
25 approval, that's not something the IDA would be

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involved in at that point.

If during the Project things change, then those benefits go away, and if --

CHAIRWOMAN HERRICK: The IDA wouldn't be involved.

MR. CARMINUCCI: I realize this isn't a big job creator, but we do monitor employment, and if those employment targets aren't met, then that has an impact on benefits as well, during the term that the PILOT is in place.

MS. CARPENTER: Okay. Question for Ed, I don't know if I can ask this question at this moment, but based on what that gentleman just said, was this approved for Section 8?

SUPERVISOR KINOWSKI: No.

MR. KEIS: And Ed Keis says no.

MR. BOWERS: Russell Bowers, Halfway House Road. Over the period of time that Ed has been presenting this -- I've been going to the Board meetings -- Ed has been very nice to me and my wife. Of course, we live right across the street from where the entrance is.

We weren't in favor of it, but Ed has treated us very decently, but I have understood

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2 and I talked to a couple of firemen -- or a
3 fireman, who says they are looking to bid out a
4 new aerial truck, which is going to affect our
5 taxes.

6 Of course, with all that traffic it's
7 going to negatively affect the residents of
8 Halfway House Road. I just feel that the rich
9 should pay their fair share. We pay our fair
10 share. The rich should pay theirs.

11 **SUPERVISOR KINOWSKI:** To Russ's points, I
12 was at the emergency management meeting where Tom
13 Rinaldi had said at that meeting that their board
14 already committed to buying a ladder truck, and
15 it was already into the scope of the taxes, of
16 which the taxes went down, didn't go up.

17 So, they have it within their budget
18 structure to procure that, and that was a
19 ballpark, I was told, about \$1 million 3 for the
20 ladder truck. I was surprised they did, they
21 went for it, but they did.

22 **MR. BOWERS:** And the upkeep and
23 maintenance on it.

24 **SUPERVISOR KINOWSKI:** Yes, training and
25 all of that stuff, but that was all within their

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2 budget structure as I was told by the
3 commissioner, so you would have to go back to
4 them, Russ. I just wanted to provide that info
5 because I was just there Monday night.

6 **MS. OLIVER:** I just want to comment on
7 that quickly. I would like it if we could make
8 sure we get documentation saying that, because
9 the last time I talked to the fire department,
10 that was not part of the plans, and they didn't
11 have any funding for it. So it would be nice
12 just to have documentation that shows that.

13 **SUPERVISOR KINOWSKI:** I'll provide that,
14 Nicole. That's not a problem.

15 **MS. OLIVER:** Thank you.

16 **CHAIRWOMAN HERRICK:** Over here first, and
17 then Val.

18 **MS. YANKOWSKI RYAN:** I actually own bee
19 hives on Kellogg Road, and I have award winning
20 honey. I have the second best honey in New York
21 State. Our bees have got it going on, and this
22 is why this Project concerns me so much because
23 any of these changes affects how my honey is
24 going to taste.

25 Is there a way that you can approve the

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1 deal, or whatever we want to call this, and not
2 have a tax break? Are you allowed to make those
3 changes so that way they're getting the benefit
4 of the money, but the Town residents are still
5 getting the benefit of the taxes or is it they're
6 together, and we say a tax break, is it just Town
7 and County or is it a School tax break also?

8 **CHAIRWOMAN HERRICK:** No, this will impact
9 Town and it will impact the County and the
10 School. So, the only thing we can do is give tax
11 abatements. We can't do any of the other pieces.
12 So, that's the discussion right now.

13 What we need to know is the economic
14 benefit of it, and that's what we're here to
15 listen about. Okay. So the comments, we're
16 taking them all, right, but that's what the
17 applicant has to make sure we understand, and all
18 of you, and I live in the Town of Stillwater.

19 I don't live far from the Project either,
20 so, but you do want to know objectively what the
21 tax benefits are.

22 Val had her hand up first, and then we'll
23 go here. All right. Valerie?

24 **MS. MASTERSON:** I am just going to go
25

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2 back to the school again and the impact it would
3 have on the school.

4 You know, we talk about educating a child
5 in Stillwater, 29,000, but that doesn't include
6 the fact that if we had more than 25 kids coming
7 from these apartments, that we would have to buy
8 an extra bus or have to hire an extra faculty.

9 So, I think when you talk about the
10 impact, the school relies to the growth in the
11 community and buildings. Our budgets are based
12 on the State aid that we sort of kind of get from
13 the State when they want to give it to us.

14 So we do have to rely on the growth and
15 the tax base here in Stillwater. So it's very
16 important when you give tax incentives to people
17 that can afford it, they're going to -- when this
18 Project is done and you get a certificate of
19 occupancy, these people are not only going to be
20 getting the tax benefits, but they're also
21 getting rent from other people.

22 So I don't know if that's fair to just
23 blanketly give them a tax break just because they
24 can't afford to do what they want to do with
25 these buildings.

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CHAIRWOMAN HERRICK: Thank you.

MR. COOM: Al Coom from Halfway House Road. I just want to reiterate what some of these folks have said. I was here at a meeting -- I've been remiss as I haven't been to a lot of them, but I was here at a meeting about a year ago, October 24th, and the Project was discussed, and nobody at that meeting, none of the residents -- and the place was packed -- wanted this to go in. Okay.

This is going to go in. Now, if it's got to go in and we got to pick up the tab for a tax break on these guys, you know, it's just not fair. People don't -- getting something they don't want and then they got to pay for it. That's basically it.

The other thing is, you're going to have more people living in that area. You're going to have not only increased vehicular traffic, but increased pedestrian traffic, and the paths, the hiking path, goes right by there. It crosses Halfway House Road right there.

There should be some modifications made to provide a little bit more privacy to the

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2 residents. That's all I wanted to say. Thank
3 you.

4 **CHAIRWOMAN HERRICK:** Thank you for your
5 comment.

6 **MS. PLACENTE:** Deb Placente, and I'm on
7 Kellogg Road. I might have missed it because I
8 have not been to all the meetings, but I heard
9 Kelly mention that it's wetlands over there. I
10 thought it was illegal to build on wetlands?

11 **CHAIRWOMAN HERRICK:** I will have to refer
12 to the Town Supervisor regarding the
13 environmental.

14 **SUPERVISOR KINOWSKI:** Yes, the whole
15 Project -- the meetings you probably missed at
16 Planning Board and Town Board that were all
17 approved, entertained all those. It went through
18 SEQR evaluation, it went through DEC, Army Corps,
19 DOH, all State agencies, and that's why a lot of
20 the acreage is not being used.

21 They found a way to utilize the areas
22 within that land that could have some utility,
23 and that comprises their current Project.

24 **MS. PLACENTE:** To add onto that, the
25 wetlands that are not being used and where they

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2 put the apartments, isn't that going to push the
3 water somewhere else? Is that all in
4 consideration?

5 **SUPERVISOR KINOWSKI:** That's all
6 considered within the planning processes, and the
7 answer is yes. Actually improvements for the
8 flow as well.

9 **MR. WILEY:** I had no questions when I
10 came, but since I've been standing here, I've got
11 four. I hope I can remember them all.

12 Lee Wiley. I'm a resident.

13 They're simple, and simple answers would
14 be fine. Is there any -- as I drive around in
15 the roads in the areas that I grew up in and went
16 to school here, wherever I go, I go, my God, when
17 did that get there, or when did that happen, and
18 I know there are other developments going on
19 around.

20 Is there any connection in any way,
21 shape, or manner, any tentacles, any little
22 strings or anything with this development and any
23 other development in Saratoga County, company,
24 CEOs, LLCs, any, anything at all? Nothing
25 whatsoever?

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1 **MR. KEIS:** No.

2 **MR. WILEY:** No operations going on
3 anywhere else, no other buildings?
4

5 **CHAIRWOMAN HERRICK:** You mean by them?

6 **MR. WILEY:** Yes, by them, and I think it
7 would be nice if you knew about it because you're
8 handing out money to somebody who says we need
9 this money, but they've got another operation
10 going on someplace else that they seem to be
11 financing just fine, then maybe that's something
12 to consider. That's what I'm asking.

13 **MR. KEIS:** We don't have anything else.

14 **MR. WILEY:** Yes, nothing, nowhere, no
15 place, nothing?

16 Okay. To this lady, I apologize, I
17 forgot your name.

18 **MS. RILEY:** That's all right. Tori.

19 **MR. WILEY:** Somebody over here will beat
20 me to it, but I'd just like you to reiterate
21 reasonable -- your experience, you deal with this
22 stuff all the time. In today's market, let's say
23 today, reasonable, marketable, whatever you
24 called it, rate or whatever, throw me a number.
25 You know more than I do.

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2 **MS. RILEY:** I do, but I'm not a landlord
3 and I don't do the development, but what we've
4 seen is the Governor has been very clear about
5 looking at all of the State about putting these
6 workforce housing projects in different
7 municipalities that show vacant land, and that's
8 a whole other rabbit hole.

9 So we have been hearing this the last
10 maybe 18 months, the shortage of housing. It's
11 not a new topic at all. So when we had some
12 developers come, we've heard from employers that
13 their employees are driving a lot farther to get
14 to work and not showing up and they're not being
15 able to recruit, they're not being able to fill
16 the jobs.

17 We had a couple of large manufacturers
18 actually send a lot of work out of state to other
19 locations because they just do not have people
20 that are close enough that live --

21 **MR. WILEY:** But they might keep driving
22 that, if they can't afford to live right in the
23 area.

24 **MS. RILEY:** And so when we hear that we
25 have a market rate and they're reasonable --

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2 because if you go to downtown Saratoga, there's
3 nothing reasonable about those market rates.

4 **MR. WILEY:** But you understand that your
5 word reasonable is pretty nebulous.

6 **MS. RILEY:** I do, but what I'm saying --

7 **MR. WILEY:** So I'm looking for something.

8 **MS. RILEY:** And I -- from what we had
9 talked about at the other meetings, the 1,200 to
10 1,500 range came up. So I don't want to misspeak
11 for them though. That's a range. But when we
12 heard that range, to your point, I was like that
13 seems so reasonable compared to what we're seeing
14 in Saratoga or Ballston Spa.

15 **MR. WILEY:** Well, that's what I was
16 thinking, that it's too good to be true.

17 **MS. RILEY:** So when they came to us for
18 incentives and if that was the range, we hadn't
19 seen that for like -- I'm talking service
20 provider. My daughter works in an ER, right.
21 She can't afford to buy a house right now or even
22 half the apartments that are any where near the
23 hospital.

24 So, to your point, when you start hearing
25 these things and you start thinking about all the

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2 employers that cannot find people that can live
3 close enough to work here, that's the economic
4 impact, and that's why we got behind it.

5 **MR. WILEY:** I was just looking for a
6 number, and that's fine.

7 **MS. RILEY:** But I just want to let you
8 know that there's a lot of projects that come to
9 SEDC that are not qualifiers. That to all of
10 your points, there isn't an economic benefit to
11 the community, there was really no benefit, but
12 that's why we got behind this to at least present
13 it, and it's up to the Board to decide if it
14 works for the community, if the incentives do.

15 **MR. WILEY:** Just looking for an idea, and
16 I assume there will have to be quite a bit of
17 infrastructure put in there that's not there now,
18 right, sewer and water.

19 **CHAIRWOMAN HERRICK:** We're just here
20 about taxes. Everything else is -- we're happy
21 to hear, but those are Town issues.

22 **SUPERVISOR KINOWSKI:** I don't know how
23 many more questions are coming from people, but
24 we have the opportunity to move back into the
25 meeting room. Do you want to adjourn and move

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2 back?

3 **CHAIRWOMAN HERRICK:** We will recess for a
4 few minutes and move, or do people just want to
5 stay here?

6 (Discussion off the record. A recess
7 occurred while the meeting moved to the main
8 hearing room.)

9 **CHAIRWOMAN HERRICK:** All right. Who else
10 would like to make some comments?

11 (No response.)

12 **CHAIRWOMAN HERRICK:** We moved here and
13 there is not going to be any more comments? You
14 all just wanted more room? Okay. Kelly?

15 **MS. CARPENTER:** I'm just going back to
16 the school issue and the kids being introduced
17 into our district. I just want to verify the
18 potential number of kids. 25 kids estimated is
19 super low for the amount of apartments and
20 families that are --

21 **MS. MASTERSON:** Just so you know: I
22 picked that number. I first went to Ed with 100
23 kids and he said, no, no, that's not it. I
24 believe there's going to be more than 25, but
25 that's just a number that I picked.

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2 **MS. CAREY:** The estimated was 10 when I
3 asked when this first started a year ago when I
4 was at the first meeting. This is Amber Carey.

5 **CHAIRWOMAN HERRICK:** You have to identify
6 yourself first. You can't just start, and if you
7 can stand up, that would be helpful.

8 **MS. CAREY:** About a year ago when this
9 all started and we came to the first Board
10 meeting we were told that the estimated amount of
11 kids would be 10, 10 kids out of the 312 units.
12 Just so you know.

13 **CHAIRWOMAN HERRICK:** Just so you know, we
14 can't speak to the number of kids. That has to
15 be -- the applicant is going to have to --

16 **UNKNOWN SPEAKER:** The number really --
17 I'm just putting it out there because we keep
18 hearing about the economic and the economic, and
19 I understand that, but in order to service these
20 children, even kids without special needs, we're
21 at such a lack in all of our school systems for
22 adequate programming for these kids.

23 Our teachers have to buy their own arts
24 supplies. There's so many little different
25 little niche things like my mother had brought up

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2 earlier. There's not even enough rooms for
3 meetings in certain areas. You can't even take a
4 kid into a quiet room because there's not room
5 for the children.

6 We don't have adequate staffing as it is.
7 They're so flat out for substitute teachers, it's
8 like insane. So I just -- it's a future thing,
9 you know, these families move in, but we're not
10 thinking about the real future costs of what this
11 is actually going to cost the community as these
12 kids are brought in and they can't be serviced in
13 our schools properly.

14 I'm not even talking about IEPs. I'm
15 talking about mental health, counselors,
16 education, each kid getting the attention that
17 they need to be successful in school. It's
18 already hard enough to achieve with the lack of
19 staffing, buses that we have to buy. We have to
20 hire new bus drivers for this, and there is not
21 room.

22 It's just concerning. My son is a
23 student. I graduated from Stillwater. I'm
24 concerned. I'm already concerned about certain
25 things in the education system. Having an

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2 overrun district is a mega concern of mine, and
3 that is an economic issue, because these kids
4 have to some day grow up to be adults and be
5 contributing members of our society, and if
6 there's not room for them to get the help and
7 education they need, it's not going to help.
8 It's not going to help them. It's not going to
9 help their future. That's what I have to say.

10 **CHAIRWOMAN HERRICK:** Thank you.

11 Any other comments?

12 **MR. VAN PATTON:** Mike Van Patton, 65
13 Fitch Road. I've been coming to the meetings and
14 listening for a while now, and when they first
15 came here, we heard nothing about the fact that
16 we're going to have to give tax abatements, we're
17 going to have to do all that.

18 I think that should be something that is
19 discussed with the public, because we're the ones
20 fueling you people with money. Okay. You people
21 have money because it's coming out of the taxes.
22 Okay.

23 Mrs. Hochul has been brought up tonight.
24 Okay. She would like to have everybody live in
25 apartments. I get that. It's easier. We need

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2 more housing only because we need to move all
3 these extra people we have coming into New York
4 into these places.

5 I don't want to be the one to say not my
6 backyard, because that has nothing to do with it.
7 I don't want to fund it. Okay. It's costing us
8 more. So, yes, if we bring more kids in, it
9 doesn't matter if it's ten, if it's 25, 30, your
10 taxes are going to go up because we have to
11 offset what they're not paying.

12 I'm sorry. I don't want to help Mr.
13 Boves or Mr. DeCrescente out. This Town has
14 given a lot to Mr. DeCrescente. Okay. I've been
15 on the board. I gave them a lot also while I was
16 on the board because they're a good company to
17 have work here, and they put a lot into our Town,
18 but at the same time, we keep giving and giving
19 and giving.

20 It's got to stop somewhere. Okay. I
21 can't give anymore. Okay. I used to make a
22 fairly decent salary, and I'm not feeling it
23 anymore. Okay. I am not making it, and the
24 reason I am not making it is because of all this
25 extra stuff.

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2 Pricing in the area has gone up
3 ridiculous. Everybody is feeling that pinch.
4 Now is not the time to have these special
5 programs that we put out there to entice
6 businesses to come in. This is not enticing
7 businesses to come in. This is not. This is not
8 your job to do that. Okay.

9 We're here to build the businesses up.
10 Just adding more people here and more people and
11 more people, it's going to bring down the value
12 of our lives, and that's all of us as a
13 collective unit. I just -- I am against it,
14 totally against it. Okay.

15 And, no, it's not in my backyard. Okay.
16 I live on the other end of Town, but we also have
17 other people who want to come into that end of
18 Town with some of these units because Mrs. Hochul
19 will give the Town some money, and that's what
20 it's coming down to. Okay.

21 You can all giggle, laugh, and think I'm
22 not honest on that, but I am. All you got to do
23 is read the papers. That's why we're pushing to
24 have apartment buildings here, because we don't
25 want people to own their own properties, except

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2 for the rich. Okay. But the people who have
3 family land, we count for something, and we're
4 sick of being stepped on.

5 Thank you for listening to me ramble.

6 **CHAIRWOMAN HERRICK:** No. Thank you.

7 **MR. VAN PATTON:** My vote is definitely
8 no. I think it's a waste.

9 **CHAIRWOMAN HERRICK:** Thank you for your
10 comments.

11 The one thing I just want to address is
12 this: The application for this just came to us
13 in August. So our process is, in September, at
14 our Board meeting, we accepted to push it to a
15 Public Hearing for this purpose right here.

16 So just so you know, we can't get
17 involved early on in the process because we don't
18 know who is going to apply to us. So, I don't
19 want anybody to think, well, where were we two
20 years ago. We didn't know this was coming our
21 way either, so just so you know, this was an
22 application that came this August, we --

23 **MR. VAN PATTON:** And I under --

24 **CHAIRWOMAN HERRICK:** -- moved this in
25 September so we could get to this point, so

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2 that's why I want all the input we can get.

3 **MR. VAN PATTON:** I understand that. I'm
4 just a little upset with my Supervisor in the
5 Town telling everybody this is going to be a big
6 benefit to the Town. Okay. Stood right up here
7 and said, oh, yeah, the taxes that it brings in,
8 this is why we want to do this, this is why we
9 want to bring all these apartment buildings in.

10 That's a lie. This is not why we want to
11 bring these businesses -- or these apartments in.

12 **CHAIRWOMAN HERRICK:** I can't address
13 that.

14 **MR. VAN PATTON:** I know you can't. I
15 know you can't, and I'm just saying.

16 **CHAIRWOMAN HERRICK:** You can say it, but
17 I want you to know that I can't address it.

18 **MR. VAN PATTON:** That's the whole idea
19 behind having a meeting where you're listening.

20 **CHAIRWOMAN HERRICK:** That's why we're
21 here.

22 **MR. VAN PATTON:** I appreciate that, but
23 that's definitely where it stands is, you know,
24 we do this for this building, people, we're going
25 to have to do it for Mr. Tanski, we're going to

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2 have to do it for the next guy that is coming to
3 build on that site or the next site that comes
4 up.

5 We're going to keep doing that, and all
6 we're doing is costing taxpayers more money in
7 taxes, okay, especially if we're giving it away
8 at our end.

9 **CHAIRWOMAN HERRICK:** I hear you. Thank
10 you.

11 **MR. VAN PATTON:** Thank you.

12 **MR. de la ROSA:** Martin de la Rosa,
13 Halfway House Road.

14 What's the criteria to apply for an
15 application to you, what do they have to go
16 through, what qualifies them, the whole nine
17 yards?

18 **CHAIRWOMAN HERRICK:** Tori, do you want to
19 help address that?

20 **MS. RILEY:** Yes. So normally a company
21 that is looking at multiple locations or they
22 want to expand here, if they're already here, but
23 they just can't financially make it feasible and
24 have got other options to move, we'll work with
25 them to bring an application to the IDA.

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2 They will deem if they feel it's
3 acceptable, they might accept it, and after that,
4 they will then issue a public notice so that
5 before they make a final decision, they have the
6 opportunity for the public to weigh in, like
7 we're doing tonight, and kind of voicing your
8 opinions on these.

9 When the workforce became a huge issue
10 for the employers to both come here and to grow
11 here, there was, again, not forced housing, but
12 developers that were regionally known and in
13 their areas, in their communities that could help
14 eliminate the long travel, long commutes, and the
15 lack of available workers.

16 That's when we look at that economic
17 vitality, and, again, it's not a given. We are
18 bringing an application. We're asking and
19 requesting, and the IDA can accept it, they can
20 modify it, they can decline it, and they won't do
21 anything until they've had a public meeting with
22 people that come and -- I think you were here for
23 the Polyset one, and that's kind of the process.

24 **MR. de la ROSA:** Yes. The thing is,
25 okay, you have other developers in the area --

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2 **MS. RILEY:** Yes.

3 **MR. de la ROSA:** -- multihouse divisions
4 and everything else. Can they apply for this if
5 they start a new phase in another area?

6 **MS. RILEY:** It depends. And, again, it
7 goes back to -- first of all, the IDA, there's
8 three of them in Saratoga County, there's Clifton
9 Park, Mechanicville-Stillwater, and the Saratoga
10 County IDA, and none of the IDAs, in my
11 experience, really consider any project for
12 incentives if it's not been approved at the Town
13 and the Planning. That's always a prerequisite.

14 If they're not approved there, they're
15 not even looking at doing anything. So it kind
16 of goes after, but it's never a given, and quite
17 honestly, if there's been positions and companies
18 that have come to us, and we'll look at it and
19 we'll say, they've already put a bid on this,
20 they've already gotten through. There's no but
21 for, they're going to do this whether there are
22 incentives or not, and we don't bring those to
23 the IDA to look at.

24 **MR. de la ROSA:** Let's back up a bit.
25 This thing has been going for many years, and

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2 it's a given, this Project.

3 **MS. RILEY:** I just adopted it, so I just
4 came on.

5 **MR. de la ROSA:** You're coming in on the
6 tail, and it's been in the process for many, many
7 years, and supposedly there's no -- it's only
8 feasible if they do a three-story building.
9 Originally it was supposed to be all two-story
10 buildings.

11 Number one, you don't need a ladder truck
12 for a two-story building. You don't need a
13 facility for a ladder truck. Now, because of
14 this one Project, you've put a big burden on the
15 Town.

16 A ladder truck, they don't take and say,
17 oh, you want a ladder truck? Go ahead and take
18 it or a building to house it. We haven't got any
19 buildings to house it. So we, as taxpayers, are
20 responsible for coming up with the money for that
21 type of unit, which the only thing it's really
22 feasible for is this.

23 The other thing is, I don't know if they
24 revamped it, but you're only talking a two-lane
25 highway. They're going to bring a huge ladder

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2 truck on, and there's only one entrance to the
3 facility and that's over a bridge. From there it
4 spreads out. What happens if something goes
5 wrong?

6 We're paying -- the money eventually is
7 coming out of taxpayers. If you give them a loan
8 or you give them in lieu of, somebody has to pick
9 up the rest of it.

10 It's just like if they go to the bank and
11 they get one of those low interest loans and
12 they're paying, we'll say, 3 percent, but the
13 loan actually is 12 percent or 19 percent. Well,
14 the bank doesn't eat that money. The difference
15 between the one and the other is picked up by the
16 taxpayer.

17 Where does the taxpayer or anybody in the
18 Town benefit from them making money? And I know
19 they print it every day, but I don't know about
20 you, but I don't have a way of printing money in
21 the backyard.

22 **MR. BOWERS:** Biden has got it all.

23 **MR. de la ROSA:** Yes, well, what do you
24 want to say? Or Hochul.

25 But there's no actual benefit other than

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2 the developer's. And out of clarity, who is the
3 developer now?

4 **MS. RILEY:** Ed, it's DeCrescente, and the
5 Hodorowski Group, correct, just the two?

6 **MR. KEIS:** I couldn't hear you?

7 **CHAIRWOMAN HERRICK:** He asked who is the
8 developer.

9 **MR. KEIS:** It's Bocrest Fields and
10 Hodorowski Group, the same people all along.

11 **MR. de la ROSE:** But since Boves is out
12 of it, how can they still maintain the name?

13 **MR. KEIS:** Bocrest? That's an LLC of the
14 company. They sold their interest in the
15 company. The company still owns the land.

16 **MR. de la ROSE:** Right, until they put a
17 building on it. Once the building is built, then
18 the developer takes over that particular section?

19 **MR. CARMINUCCI:** No. Ed, it's my
20 understanding that ultimately it's going to be an
21 entity that is comprised of Hodorowski Group and
22 Bocrest --

23 **MR. KEIS:** Who will own and manage.

24 **MR. CARMINUCCI:** -- that's going to own
25 and manage the property, right? That entity

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2 hasn't been created yet, but I presume at some
3 point it will.

4 **MR. KEIS:** So, I'm not getting what
5 you're asking.

6 **MR. de la ROSA:** Well, I thought Bocrest
7 was going to be the developer, and when the
8 buildings were built, that the other entity, the
9 builder, was going to take over the property and
10 Bocrest is out of the line.

11 **MR. KEIS:** I don't ever remember saying
12 that, but I don't know where you heard it.

13 **MR. de la ROSA:** Okay. So there's going
14 to always be -- the LLC will always be in the
15 loop as to what goes on with the development?

16 **MR. KEIS:** I can't predict five years,
17 ten years from now.

18 **MR. de la ROSA:** Okay. Now, I'll talk to
19 you later, Ed.

20 **MR. KEIS:** Okay.

21 **CHAIRWOMAN HERRICK:** Any others?

22 **MS. OLIVER:** This is for 192 apartments,
23 because that's what they can put in in the four-
24 or five-year span.

25 Can they come back later and ask for a

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2 PILOT for the rest of the apartments?

3 **CHAIRWOMAN HERRICK:** At this point, I
4 would say they could, but I'm not sure that
5 that's where we would be.

6 **MS. OLIVER:** Okay. So it is a
7 possibility? So they could always --

8 **CHAIRWOMAN HERRICK:** They could always
9 apply, like they're doing now.

10 **MS. OLIVER:** And I guess my last couple
11 of comments are: Again, I want to make sure we
12 take into account, approving this, there's ten
13 other things going through the Town's
14 departments. We don't want to set a precedent,
15 in my opinion, and I also want to thank you guys
16 for being very responsive and listening.

17 I know the meeting is still going on, but
18 I haven't been to many meetings where we get to
19 voice our opinions and not being told not to. So
20 thank you so much.

21 **CHAIRWOMAN HERRICK:** You are welcome.
22 Thank you. Really, we value your input. That's
23 why we're doing this.

24 Some of this can be new territory for
25 everybody, but that's why we're tonight to

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1
2 listen. So I appreciate it.

3 Kelly, we will get back to you on all
4 your questions, and we will let everybody else
5 know too.

6 **MR. KEIS:** Sally, can I just clear up a
7 couple of things?

8 **CHAIRWOMAN HERRICK:** Yes.

9 **MR. KEIS:** I know you mentioned ten
10 students, and when I heard that, that was the
11 stupidest thing I ever heard in that meeting. It
12 was crazy. I don't know where it came from.

13 Somebody said 25, and then the number we
14 heard, being more involved in this is somebody
15 came back and said, based on the number of
16 apartments, said 70. That still sounds low to
17 me. Ten is crazy, 25 is still low, but that
18 didn't come from us.

19 **CHAIRWOMAN HERRICK:** Ed, I didn't hear
20 you. What did you say the number would be?

21 **MR. KEIS:** 70.

22 **CHAIRWOMAN HERRICK:** I heard 70, but I
23 didn't hear the --

24 **MS. OLIVER:** So, 70 times \$30,000 that's
25 a lot of taxes.

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2 **MR. KEIS:** What we've been told is that
3 the school enrollment is down so that --

4 (Discussion off the record to remind
5 people that four people cannot talk over each
6 other.

7 **MR. KEIS:** So we were told, and it was
8 published at several of the prior meetings that
9 school enrollment is down and there was not
10 concern from the school about the number of
11 students that would come from this.

12 I didn't talk to them myself. Somebody
13 else did.

14 **MS. MASTERSON:** All right. Let me
15 address that issue. Our elementary school, I
16 mean, we have right now very low class sizes and,
17 we want to keep it that way because it's the best
18 for our children.

19 Our elementary school, we don't have any
20 space down there. Right now, if we had 25 kids
21 -- and it all depends too on how these 25 to 70
22 kids come in. If they come in all in the
23 elementary school, we have a problem, a real
24 problem.

25 The high school, if they're spread K

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2 through 12, we might be able to accommodate them,
3 but it still -- per pupil, it costs us almost
4 \$30,000 to educate a student in Stillwater.
5 That's plain and simple.

6 So, no matter what you do, if you give
7 them -- if we give you a tax incentive and we get
8 70 kids, that's going to impact the school
9 district, and we're going to be going to the
10 taxpayers, because we have to have our budget
11 approved every year.

12 We're not like the Town. The Town just
13 does the budget and they're done. We have to
14 have it approved. We get minimal State aid. We
15 get maybe 3 percent increase every year. So we
16 do rely on growth in the Town, and that's where a
17 lot of our increased monies come from is the
18 growth in the Town and with the taxes that are
19 paid by the taxpayer.

20 So, it's important when you talk about
21 incentives that you understand that even if it's
22 \$30,000, we could get a child -- if they have
23 special needs or something that's -- and we are
24 at the seams when it comes to kids with special
25 needs as far as giving them services.

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2 I mean, we are hiring, trying to find
3 people to help these kids. It's very hard. So
4 an apartment complex like that, if you bring in
5 70 kids, you are definitely impacting the
6 district.

7 And I don't know who they talked to as
8 far as -- I mean, if you're talking maybe ten
9 kids, that might not have an impact, but, again,
10 you have to look at that price tag, that \$30,000
11 price tag. So, I don't know who you talked to,
12 but 70 kids is --

13 **MR. KEIS:** Around the estimate of 70, we
14 looked at if all the buildings are built, that
15 will put \$460,000 more a year into the school.

16 **MR. McCOY:** It's going to cost us \$2.1
17 million a year. If it's 75 kids, in round
18 numbers, it's \$2.1 million a year, and that's
19 before you buy two school buses that have to be
20 electric with the charging stations at \$500,000
21 each. So now you're at \$3.1 million for those
22 students.

23 You can't put 75 kids in one bus, because
24 they only hold 65, so you have to buy two buses,
25 and then if we get high school students, then we

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2 have to get four buses because you can't put the
3 kids together because the young kids go to school
4 first and the high school kids go after. So now
5 we're at four buses, and that's \$2 million that
6 we don't have the infrastructure for.

7 I just think we got to go back to square
8 one and go back to the Planning Board, go to Ed
9 Kinowski and rethink this whole thing because it
10 started wrong, and it's ending wrong, and I was
11 here for the meetings, and people can attest to
12 it that I walked out of here shaking my head and
13 saying, what are we doing in Stillwater?

14 I don't want to hear about, oh, Ed is
15 doing this, the Planning Board is doing this, we
16 can only do this. It's all of you together. You
17 guys got to put your heads today and do better.
18 Thank you.

19 **CHAIRWOMAN HERRICK:** Thank you.

20 **MS. MASTERSON:** The finances of the
21 school are not as simple as you might think they
22 are when it comes to this impacting us. Okay.
23 There's a lot of variables in that, and that's
24 what we do on the school board.

25 **CHAIRWOMAN HERRICK:** Thank you, Val. Ed

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2 Kinowski would like to speak, and then we will go
3 to Nicole, and all I would ask is that we are not
4 here to get into a debate amongst each other.
5 So, if we can help that, I would appreciate it.
6 Ed.

7 **SUPERVISOR KINOWSKI:** When is the next
8 school board meeting, Valerie? What's the date?

9 **MR. McCOY:** It's the final Tuesday of the
10 month. It's not this Tuesday, but the following
11 Tuesday.

12 **SUPERVISOR KINOWSKI:** I had to clarify,
13 just understand that, because I wish and I hope
14 that everybody that has school issues concerning
15 this attend that school board meeting, because
16 the school board and membership and, Valerie and
17 Robert, when this whole process was going
18 through, did not voice their opinions that I'm
19 aware of in any huge degree, except for some
20 gentlemen who were in the room about finances
21 behind it that could affect the Project.

22 So that's probably something -- not
23 probably, but it appears we need to correct that
24 or improve upon that, but it's important to
25 include it. I've been pushing the information

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2 out from the different organizations, Albany,
3 SEDC, CDTA, the transportation offices,
4 concerning student populations, how it affects
5 our community, and pushing them out to the
6 different organizations.

7 Responses aren't coming back to me. They
8 aren't coming back to out board. So the comments
9 you're hearing that it could affect economic
10 development, it's unfortunate, but apparently
11 it's not filtering through to the right ears that
12 could potentially have an affect on the approval
13 or nonapproval of the Project.

14 So if I may, I've researched a lot about
15 economic development. Some folks in the room
16 think it's only about the jobs or it's only about
17 businesses. That's not true. It's not true.
18 Research it yourself. I have found just even
19 tonight before coming into the room that IDAs can
20 approve and have approved in multiple communities
21 housing projects.

22 You may disagree.

23 **UNKNOWN SPEAKER:** I totally disagree.

24 **SUPERVISOR KINOWSKI:** I get that.

25 **UNKNOWN SPEAKER:** Totally disagree.

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2 **SUPERVISOR KINOWSKI:** I do, but I just
3 wanted to say that the IDA can receive those and
4 that's --

5 **UNKNOWN SPEAKER:** But that's not what --
6 (Multiple speakers, indistinguishable
7 discussion.)

8 **CHAIRWOMAN HERRICK:** I don't want to
9 gavel here, guys. I really don't want to.
10 That's not my style. Let him finish, and then go
11 ahead.

12 **SUPERVISOR KINOWSKI:** I just want to have
13 it heard that this body can hear projects for
14 residential reasons, and they have throughout the
15 United States, they have throughout Saratoga
16 County, they have through many other counties.
17 Just research it and you'll find it. That's
18 enough said.

19 **CHAIRWOMAN HERRICK:** So to speak to Ed's
20 point: We can hear it and we can do it. Whether
21 or not we do, this is why we're here. Okay.
22 Just so you know.

23 **MS. MASTERSON:** Just to respond to Ed. I
24 know this Project really well. It was about
25 2017, 2018 when it was approved. I knew nothing

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2 about it as a school board member, so I don't
3 know -- because if you call and talk to the
4 business office, versus talking to the president
5 or the school board itself, I don't know what
6 kind of information you're getting, so.

7 **MR. McCOY:** Just to respond to Ed, also,
8 November 7th is our next school board meeting at
9 the high school. It's November 7th. It's a
10 Tuesday.

11 **CHAIRWOMAN HERRICK:** Okay. Thank you.

12 **MS. OLIVER:** So you said how many
13 two-bedroom apartments are approved as part of
14 this or being requested for the --

15 **MS. RILEY:** 144.

16 **MS. OLIVER:** So I believe current systems
17 says .9 kids per a two-bedroom apartment, but say
18 you start with .5. That's 70 kids. If you do
19 .9, that's 130 kids. People can't -- houses are
20 expensive now, so people are putting more kids --
21 you watch that statistic, it's going up.

22 So what I ask is, before we approve
23 anything, let's see the statistics for Saratoga
24 County and beyond. We're saying that people are
25 living in Albany because they have to commute too

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1 far because they can't afford Saratoga County.
2 So let's not have the Albany statistics because I
3 think they're higher. I think they're like 1.3
4 kids, 1.5 per a two-bedroom apartment. Let's not
5 have that move to Stillwater.
6

7 So that would be my recommendation. I
8 know you had mentioned that you thought ten was
9 ridiculous and it was mentioned at the board
10 meeting. I agree with you, but I think it's the
11 responsibility of this Project to share the
12 statistics, right, tell us what you think for
13 apartments. Okay. Thank you.

14 **CHAIRWOMAN HERRICK:** Thank you. Are
15 there any more comments?

16 **MR. KIRK:** I can speak specifically to
17 the (inaudible) because the same project, same
18 size, just about the same layout was installed up
19 in Malta right on 67, market rate, no kids.
20 Don't worry about it. No big deal.

21 I work in a park, a business park in the
22 back. We used to feel free, you could leave your
23 car there for a week and not worry about it.
24 There are a ton of little rats and they're, you
25 know, they're fine or whatever, but there are

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1 little rug rats running around everywhere.

2 It's their playground. Our business park
3 is their playground. Cars are getting damaged.
4 You don't dare leave a car overnight. There's
5 got to be 70 kids there. There has to be, and
6 there's 140 apartments.
7

8 So the wishful thinking of a lot of this
9 always proves wrong. All you got to do is watch
10 TV. Wishful thinking gets you in a lot of
11 trouble.

12 It just -- I'm all for development, but
13 why -- I got into it with Ed before, but why
14 can't we all put our heads together, the Town,
15 the Village, because you guys fight each other
16 all the time, and bring something worthwhile to
17 the Town, something that actually benefits this
18 Town. This has no benefit.

19 What would benefit -- how many people
20 have to leave here to go get something to eat.
21 You can't even stay in town. There's no stores
22 or nothing, unless you want pizza. There's a ton
23 of pizza.

24 **CHAIRWOMAN HERRICK:** It's good pizza too.

25 **MR. KIRK:** Yes, it is, but can't we get

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1 something worthwhile.

2
3 **CHAIRWOMAN HERRICK:** I do hear you, but,
4 again, I really don't want to sound like a broken
5 record, but the discussion about that planning
6 piece is -- this has been approved. So all of
7 the other discussions -- I mean, I do hear you.

8 I am not on the Planning Board and I
9 don't have a say in any of that, and neither do
10 any of the other Board members, from what I know
11 here. So, we'll take the comments, and we
12 understand it, but we can't do much about what's
13 already been approved.

14 In fact, from an IDA standpoint, we say,
15 don't come to us with any applications -- like
16 Tori just explained -- unless all those other
17 approvals have been made, and then our discussion
18 is -- you made very valid points about the
19 economics and that tax side of it, and that's
20 what we're here for.

21 But I can't really speak to any of the
22 other parts and neither can the rest of the
23 Board. So I don't want you to think that we are
24 insensitive. I don't want to sound that way, but
25 it's hard, because we want to take the comments

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2 and it's part of the public record, but I can't
3 necessarily -- we can't -- that's already been
4 approved, so I can't turn back the clock on that
5 part.

6 Just so you know. I'm trying to be very
7 transparent about this.

8 In the back.

9 **MR. McCOY:** Can we start tonight, let's
10 call it tonight, we all start talking to each
11 other. The Planning Board, you guys, the Town
12 Board, the School Board, let's do what's best for
13 the Town, the Village, the children of
14 Stillwater, the families of Stillwater.

15 Can we do that tonight? Can we all work
16 together and say, hey, Rob, what do you think
17 about this, hey, Ed, what do you think about
18 this? If we put our minds together, we can do
19 great things in this Town, if we talk to each
20 other.

21 You guys are just knowing about this
22 thing and it's been going on? We've had the
23 meetings.

24 **CHAIRWOMAN HERRICK:** As residents, I have
25 known about this and the IDA has known about

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1
2 this.

3 **MR. McCOY:** But why don't we all put our
4 heads together and work together?

5 **CHAIRWOMAN HERRICK:** I understand that,
6 and I'm happy to do that.

7 **MR. McCOY:** Great. Then come over to the
8 Town and the school any time you want and I'll
9 talk to you any time you want. We've got to
10 start doing better for everybody involved because
11 this is going to impact all of us, the kids.

12 We're going to have to put two traffic
13 lights down here on Hudson Avenue. It's going to
14 be a parking lot in the morning. It's hard
15 enough to get out of here in the morning now.
16 Dropping kids off at school is a nightmare.

17 **CHAIRWOMAN HERRICK:** I hear you. I
18 really do. Thank you. I appreciate the
19 invitation.

20 **MR. THOMSON:** Mike Thomson. I live on
21 Hudson Avenue. I've been there for about 27
22 years, my wife and I. She's been there her whole
23 life. I won't tell you how many years. She's
24 seen a lot of growth in Stillwater, and with that
25 comes a lot of traffic.

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2 And I can tell you that corridor between
3 Mechanicville, right before the Village, you're
4 taking your life in your hands pulling out of
5 driveways on most days now.

6 I'm sure someone is going to tell me that
7 it's a State road and somebody else is
8 responsible for it or whatever, but I'm going to
9 tell you that it's getting worse. Something
10 needs to be done, and I hate to say a traffic
11 light, because that's what makes Stillwater so
12 special is the fact that there hasn't been really
13 any traffic lights, but one yellow blinking
14 light.

15 **UNKNOWN SPEAKER:** Like the one caution
16 light right at the bridge. That's right.

17 **MR. THOMSON:** So I think that has to be
18 weighed. We also need to look at recent things
19 in Mechanicville. My understanding is in July
20 they had a record number of arrests, and there's
21 a lot of growth in the area, and that can be good
22 but it could also be bad, but if we're not ready
23 for that growth, it could be really bad.

24 **CHAIRWOMAN HERRICK:** Thank you.

25 **MRS. THOMSON:** I'm his wife, Tammy

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1 Thomson. I have lived here my entire life. The
2 School District is amazing. I graduated from
3 Stillwater. I wanted to raise my family in
4 Stillwater. We have three wonderful kids who
5 have all graduated from Stillwater. Our oldest
6 son went on and he's now teaching down in Albany.
7 He loves it.
8

9 Our youngest daughter is out in Elmira
10 College, and she is going for speech pathology.
11 Our son is a special needs student, and when I
12 hear that it could stop -- it's always been
13 special in Stillwater that the students have
14 always come first.

15 And if our school is already being taxed
16 on all of that -- and when I say taxed, I mean
17 the growth of the school is just that they don't
18 have the place for these students, and it breaks
19 my heart.

20 My son, David, he was given everything he
21 needed. Stillwater District gave him everything
22 he needed. He's doing great. He has been
23 working full-time, and he's really excelling and
24 he is a good citizen, but a lot of that has to do
25 with the School District being able to give him

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1
2 that support and help that he needed to get to
3 that point.

4 If we don't have the means to provide to
5 the apartments and with these kids coming in,
6 personally I'm against it. I know you said it's
7 already been approved but we --

8 **CHAIRWOMAN HERRICK:** Well, it's been
9 approved as a Project with the Planning Board and
10 the Town Board. We have not approved anything.
11 That's what we're saying. That's why we're here.
12 So our discussion is, should we give them tax
13 incentives, so that's --

14 **MRS. THOMSON:** And I have to say no.

15 **CHAIRWOMAN HERRICK:** And I hear you.

16 **MS. WOOD-ZENO:** But, you know, you should
17 be bringing your comments -- those are good
18 comments, but they need to go to the Town Board
19 to voice those concerns.

20 **UNKNOWN SPEAKER:** A little late for that
21 now.

22 **CHAIRWOMAN HERRICK:** She probably means
23 about the traffic light and the --

24 **MRS. THOMSON:** And that's where I was
25 going to go. So, if we're going to get all this

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2 new traffic coming in, are we going to be able to
3 lower the speed limit going from Mechanicville
4 into Stillwater, because it's horrendous?

5 **CHAIRWOMAN HERRICK:** Again, I don't know
6 from an IDA. We can't, from an IDA standpoint.
7 I do know that much.

8 Again, I think to Judy's point, that
9 would be a great question to bring back to the
10 Town Board and we do have a couple of Town Board
11 members in the room tonight.

12 **MRS. THOMSON:** Yes. All right. Thank
13 you.

14 **CHAIRWOMAN HERRICK:** That's what you get
15 for wearing two hats, Valerie.

16 Go ahead, Deb.

17 **MS. PLACENTE:** What she said about the
18 traffic, has anybody ever pulled out of Halfway
19 House Road to get on Hudson Avenue? Even with
20 hardly any traffic, it's a death trap. I mean,
21 between the trees and the traffic, you're
22 literally almost in the road to see if oncoming
23 cars are coming, so I can't imagine more traffic
24 unless something is done about it.

25 **CHAIRWOMAN HERRICK:** And, again, I don't

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2 want to be a broken record, because I've known
3 you for years, so it's just one of those things
4 where that's something that the Planning Board
5 and the Town Board and the Zoning Board probably
6 should look into. Okay. Back there.

7 **MS. CAREY:** So when are you guys voting
8 on this?

9 **CHAIRWOMAN HERRICK:** What we're going to
10 do now is take all of the comments. We're going
11 to have to review them, so I can't tell you that
12 it's exactly a certain date. Our next meeting is
13 December 4th, and we will --

14 **MS. CAREY:** At 5:15?

15 **CHAIRWOMAN HERRICK:** We always meet at
16 5:15.

17 **MS. CAREY:** December 4th at 5:15.

18 **CHAIRWOMAN HERRICK:** Yes, and what I'll
19 do is -- that's a Monday and that's our normal
20 schedule, so I will see if we can come back here,
21 and if it's not available, then we have to find a
22 bigger spot.

23 What we like to try to do is when a
24 project is in the Town of Stillwater, as in this
25 case, we meet in the Town of Stillwater.

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2 Traditionally our meetings are down in
3 Mechanicville because we actually get the use of
4 the building down there, but if it's a
5 Mechanicville Project, anything with
6 Mechanicville, the Public Hearings are down
7 there.

8 Just so you know, this is one here, we'll
9 look to be back in Stillwater to try to make it
10 easier for everybody.

11 **MS. CAREY:** But if not, then we're
12 probably going to Mechanicville?

13 **CHAIRWOMAN HERRICK:** What's that?

14 **MS. CAREY:** I'm sorry. If not, then
15 we're probably going to Mechanicville?

16 **CHAIRWOMAN HERRICK:** Well, if I can't
17 find a space, then yes, we might have to tell you
18 to go to Mechanicville to one of the bigger sites
19 we have down there, but we'll look here, we'll
20 look at the community center. Ed?

21 **SUPERVISOR KINOWSKI:** Right now this
22 meeting room is available on December 4th. It's
23 a Monday.

24 **CHAIRWOMAN HERRICK:** Well, book us.

25 **SUPERVISOR KINOWSKI:** And barring any

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2 major snowstorms --

3 **CHAIRWOMAN HERRICK:** It's not going to
4 snow. It was 70 degrees out tonight.

5 **SUPERVISOR KINOWSKI:** I know. It is
6 open, and I put you on the schedule.

7 **CHAIRWOMAN HERRICK:** Yes, if you don't
8 mind, put us on the schedule so everybody knows
9 we'll be back here for our meeting. It's 5:15.
10 All our meetings are at 5:15.

11 **MS. CAREY:** So I think that everybody
12 here has voiced their opinions on not wanting a
13 tax break because of all the stuff that's going
14 to have to come. We're going to have to repave
15 roads, Halfway House Road is not going to fit two
16 cars up and down it, and everybody knows.

17 It's going to need to be repaved. We're
18 going to probably need a traffic light on Halfway
19 House Road, and that's going to come from where?
20 Us. If you're giving them a tax break, then
21 where it's coming from is us.

22 We were promised that this Project was
23 going to bring in and help us with taxes and make
24 our Town better, and if we're going to give them
25 a tax break, it's not going to make our Town

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2 better. So I'm pretty sure everybody has voiced
3 their opinions on how this isn't going to work
4 for any of us here.

5 **CHAIRWOMAN HERRICK:** And we heard it.
6 Thank you. We appreciate your comments.

7 Anyone else have any comments?

8 **MR. COOM:** I just wonder on the impact on
9 the education system. Would it help to have
10 teachers provide input into how the growth in the
11 student population is going to impact them and
12 their ability to be effective?

13 **CHAIRWOMAN HERRICK:** I would say Valerie
14 just snuck out. You should ask her to be a part
15 of that.

16 **MR. McCOY:** At this point, like she said,
17 we're at a point now where I'm on the School
18 Board, and Josh is as well. There's three of us
19 here tonight, Valerie had to step out, but
20 realistically this is going to affect class size,
21 and hiring teachers and buses and the whole
22 gamut.

23 Unfortunately, we're at the point now
24 where this is pretty much approved and we're
25 going to have to deal with it, so we'll deal with

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1
2 it like we deal with everything at the school.
3 We'll make it work somehow, but your school taxes
4 are going to go up.

5 You can talk to the Planning Board and
6 the Town Board and this Board about that and then
7 come yell at me too, because I'll listen to you,
8 so come yell at me, but it's going to happen and
9 there's nothing we can do about it. \$2.1 million
10 if we get 70 kids, and that's without buses.

11 You can all call Hochul and ask her about
12 the electric buses she's asking us to buy for a
13 half a million dollars apiece that we don't need.

14 **CHAIRWOMAN HERRICK:** Thank you. Is there
15 anybody else?

16 **UNKNOWN SPEAKER:** I know it has nothing
17 to do with you and this particular development,
18 but there's another one going up on Colonial Road
19 that is going to bring in more kids. So, you
20 approve this and then approve that and then
21 another one is going up, it's got to stop.

22 **CHAIRWOMAN HERRICK:** Well, nothing from
23 the IDA standpoint is on Colonial Road, but I
24 hear you. There has been.

25 **UNKNOWN SPEAKER:** Who is going to say

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1
2 it's not going to approve the next two projects.

3 **CHAIRWOMAN HERRICK:** I hear you. I do.

4 **UNKNOWN SPEAKER:** The school is getting
5 larger and larger and the staff is small. It's
6 just crazy.

7 **CHAIRWOMAN HERRICK:** I hear you. Are
8 there any other comments?


9 (No response.)

10 **CHAIRWOMAN HERRICK:** Okay. We're going
11 to close the Public Hearing at 7:01. Thank you
12 all very much.

13 (Whereupon, at 7:01 p.m. the proceedings
14 in the above-entitled matter were concluded.)
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C E R T I F I C A T I O N

I, LAUREL STEPHENSON, a Court Reporter and Notary Public in and for the State of New York, do hereby certify that the foregoing record taken by me at the time and place as noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.



Laurel Stephenson

Date: **November 20, 2023**

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