

**PUBLIC HEARING**

EMPIRE STATE DEVELOPMENT CORPORATION  
 RESTORE NY COMMUNITIES INITIATIVE GRANT  
 WEDNESDAY, SEPTEMBER 6, 2006; 7:00 P.M.  
 NEW WINDSOR TOWN HALL  
 NEW WINDSOR, NEW YORK

**BOARD MEMBERS PRESENT:** Supervisor Green, Councilman Finnegan,  
 Councilwoman Mullarkey, Councilwoman Weyant, Councilwoman Biasotti

**OTHER OFFICIALS PRESENT:** Assessor Wiley, Police Lieutenant Faricellia,  
 Highway Superintendent Fay, Town Attorney Blythe

Supervisor Green called to order a Public Hearing regarding the Empire State Development Corporation Restore NY Communities Initiative Grant, and presided over same.

The Town Clerk presented proof of publication as required by law.

Supervisor Green asked Chris Bette of First Columbia to give a brief background on what the program is.

Chris Bette explained that New York State through the Economic Development Corporation office is offering grants to municipalities for municipally controlled lands for the purpose of building demolition with the ultimate goal of redevelopment of those parcels. The governor has set aside \$300 million dollars and the application for the first program has to be submitted by September 15th. First Columbia's application is for the demolition of fifty of the existing buildings at Stewart, consistent with First Columbia's master plan for New York International Plaza.

Supervisor Green asked if anyone had any questions about the grant program.

Kirk Williams said that the purpose of the grant monies was for demolition or reconstruction of public buildings. Supervisor Green said that was correct, however the town's application is for demolition.

Jean Antonelli inquired as to whether the \$300 million has already been set aside by the governor and if the money was only for Stewart or to be shared by the entire state and Supervisor Green said that the grant monies had already been set aside and would be shared out with anyone in New York State applying for a grant.

Fran Maxwell wanted to know what was being demolished and was informed that old existing military facilities on the west side of Breunig Road were the buildings scheduled for demolition.

She then wanted to know what was being put in the place of the buildings being taken down. Chris Bette told her that it was part of the New York International Plaza site plan. She asked if there was any chance that any of the buildings were in good enough shape to be used for community organizations. Supervisor Green said these buildings were all covered by the lease with First Columbia so were not available and were also in terrible shape.

Leo Braun said he was under the impression that the Army was responsible for this property. Supervisor Green said that these buildings were on our property and leased to First Columbia and have nothing to do with the Army.

Kirk Williams asked if the officers club is one of the buildings scheduled for demolition because it was still in pretty good shape. Chris Bette told him that there were several small buildings behind the officer's club which were scheduled to be taken down, not the officers club building itself. Kirk Williams asked the Town to consider reserving several buildings or reserving some of the grant money for community groups.

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Supervisor Green stated again that these buildings were all under lease to First Columbia and the ultimate decision as to what happens to those buildings belongs to First Columbia under their 99 year lease.

Kirk Williams then wanted to know if the new buildings being put up would be placed on the tax rolls. Supervisor Green said that everything is subject to PILOT payments.

Jean Antonelli wanted to know if the gym was subject to the First Columbia lease and after being informed that it was, asked if there was a possibility that at any time First Columbia could decide to use or demolish the building. Chris Bette said that First Columbia has leased the gym back to the town for a period of ten years.

Kirk Williams wanted to know if First Columbia would consider leasing to community service groups. Chris Bette said that their mission and master plan was to provide jobs to the area and provide rateables to the Town and if the Town feels that it is important enough to take viable commercial property potentially off the tax rolls for a community group, it is something they might look at. Supervisor Green stated that leasing buildings would not be a possibility since these buildings would all be torn down sooner or later, the buildings are all in very poor shape, and that is not in keeping with the design in the plan for Stewart.

Kirk Williams stated that he felt some of the grant money should be used for the rehabilitation of several buildings for the use of various organizations. Supervisor Green feels that the most important aspect of Stewart is economic development and the plan for demolition falls within the guidelines of the grant program. Kirk Williams wanted to know if the Town could delay applying for the grant, however Supervisor Green stated that the deadline for applying is September 15th. Information for the grant only became available August 11th or 12th and that is why everything is being done on such short notice.

Jean Antonelli wanted to know if besides a hotel, what other type of businesses would be going to Stewart. Supervisor Green said that the site plan calls for mixed commercial development. He also said that LSI, the medical center and 555 Hudson Valley Avenue, which is mixed use offices, currently employ many local people right now.

Rebecca Jones asked if the demolition costs include disposing of the debris and where the debris was disposed of. Chris Bette said that the price included disposal and the debris was taken to landfills. He also said that they salvaged as much of the debris as they could including bricks, foundation concrete and slate from the roofs.

Kirk Williams wanted to know if some of the newly cleared property or new buildings could be set aside for the use of community or service groups. Supervisor Green feels that the business park at Stewart is not the correct site for a community or service organization.

Jean Antonelli wanted to know if land could be set aside at Mt Airy Sports Complex and a community building built there for use by seniors and boy and girl scouts. Supervisor Green said that there was not enough room there for a new building. He also reminded her that the Town already has the Marasco Center, the Community Center, a building behind the Recreation Department and the gym at Stewart for use by seniors and other groups.

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Diane Newlander wanted to know if this was the first time this grant has been offered. She feels that since the Town is applying for the grant, the Town should get something back. Supervisor Green said that the Town is going to get something back, we will be getting the development at Stewart, we are going to bring in jobs, and we are getting PILOT payments. He also stated that the purpose of the grant, the State's purpose in this grant, is to do exactly what we are doing- renovating, economic development, demolishing buildings that are no longer viable. He feels that we are doing exactly what the grant calls for.

Hearing no one else wishing to speak, Supervisor Green entertained a motion to close the Public Hearing.

Motion by Councilwoman Mullarkey, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor close the Public Hearing in the matter of the Empire State Development Corporation Restore NY Communities Initiative, in the Town of New Windsor, County of Orange, New York pursuant to Article 12 of the Town Law at 7:40 P.M.

*Roll Call: All Ayes*

*Motion Carried: 5-0*

**Resolution In Support Of Restore NY Communities Initiative Grant Application Of First Columbia International Group As Sponsored By Town Of New Windsor**

Motion by Councilwoman Mullarkey, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor adopt the following resolution:

**WHEREAS**, a special meeting of the Town Board of the Town of New Windsor was held on August 21, 2006 which advertised for and called a Public Hearing for the Empire State Development Corporation "Restore New York Communities Initiative" as required by law; and

**WHEREAS**, Empire State Development Corporation through the "Restore New York Communities Initiative" program has invited Requests for Funding Proposals for certain projects; and

**WHEREAS**, Town Board wishes to sponsor the application of First Columbia International Group to make said application for said funding; and

**WHEREAS**, the "Restore New York Communities Initiative" projects eligible for funding include the demolition and asbestos abatement of abandoned or obsolete structures; and

**WHEREAS**, Town of New Windsor is the owner of certain properties within Town of New Windsor consisting of the former Stewart Army Sub-post (STAS); and

**WHEREAS**, the former STAS is located within the Newburgh/Stewart Empire Zone; and

**WHEREAS**, there exists on these lands fifty (50) abandoned and obsolete buildings which detract from the value of the town owned lands; and

**WHEREAS**, the aforementioned lands and buildings are the subject of a long term agreement between Town of New Windsor and First Columbia and that First Columbia in conjunction with and in cooperation with Town of New Windsor has legal control of the site; and

**WHEREAS**, Town of New Windsor now wishes to sponsor the application of First Columbia for the demolition and removal of abandoned and obsolete structures at the STAS site; and

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**WHEREAS**, a Public Hearing having been held on September 6, 2006 to hear all interested persons in regard to the Empire State Development Corporation "Restore New York Communities Initiative"; and

**WHEREAS**, the project is consistent with the existing local and regional plan; and

**WHEREAS**, the proposed financing is appropriate for the specific facility or project as the demolition of the abandoned and obsolete structures will enhance the value of the site; and

**WHEREAS**, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and

**WHEREAS**, the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities;

**NOW THEREFORE, BE IT RESOLVED** by the Town Board of the Town of New Windsor that:

(1) The Town Board hereby sponsors the application of First Columbia to Empire State Development Corporation "Restore New York Communities Initiative" for funding of demolition and asbestos abatement of abandoned and obsolete buildings at STAS; and

(2) That the Town Board hereby certifies that the project has the full legislative support of the Town of New Windsor.

*Roll Call: All Ayes*

*Motion Carried: 5-0*

Respectfully submitted,

DEBORAH GREEN  
TOWN CLERK

/clc