



ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

**APPLICATION FOR FINANCIAL
ASSISTANCE**

Mountain Green Partners LLC

(Applicant Name)

August 1, 2025

(Date of Application)

Orange County IDA
4 Crotty Lane, Suite 100 New Windsor, NY 12553
Phone: 845-234-4192 Fax: 845-220-2228
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Updated April 01, 2025



ORANGE COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

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ORANGE COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

MISSION STATEMENT

“The mission of the Orange County Industrial Development Agency is to promote economic growth through a program of incentives-based allocations that assist in the construction, equipping and maintenance of specific types of projects and facilities. The IDA works to advance the health, prosperity and economic welfare of our County’s citizens by retaining and creating jobs and attracting new businesses.”



ORANGE COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

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The sections below make up the information and documents that must be completed and submitted to the OCIDA for a project application to be considered. Failure to provide the required information may cause a delay in the project being considered in a timely manner.

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ORANGE COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

A) APPLICANT

Company Name: Mountain Green Partners LLC

Mailing Address: 10 Ackerman Rd, Warwick, NY 10990

Phone No.: 845 988 6004

Fax No.: none

Fed Id. No.: 87-3281295

Contact Person: Steven Sullivan

Title: Managing Partner

Contact Phone No.: 845 988 6004

Contact Email: sullivansteven894@gmail.com

IDA Management must be able to reach the Applicant's Contact throughout the duration of the Agreement. Should this information change at any time IDA Management should be notified immediately. Please initial stating you understand and consent to the above CS

B) INDIVIDUAL COMPLETING APPLICATION

Name: Steven Sullivan

Company Name: Mountain Green Partners LLC

Title: Managing Partner

Address: 10 Ackerman Rd, Warwick, NY 10990

Phone No.: 845 988 6004

Fax No.: none

Email: sullivansteven894@gmail.com

C) APPLICANT'S COUNSEL

Name: Beattie and Krahulik, Bob Krahulik

Address: 2 Bank St, Warwick, NY 10990

Phone No.: 845 986 1156

Fax No.: _____

Email: bob@hudsonvalleylaw.us

IDA Management must be able to reach the Applicant's Counsel throughout the duration of the Agreement. Should this information change at any time IDA Management should be notified Immediately. Please initial stating you understand and consent to the above *G*

D) APPLICANT'S AUDIT CONTACT

Name: ATTN: Gary Rank - Rank and Smith CPA-PC

Address: 243 Hudson St, Cornwall-On-Hudson, NY 12520

Phone No.: 845 543 2300

Fax No.: _____

Contact Email: grank@rankandsmith.com

E) APPLICANT'S GENERAL CONTRACTOR/CONSTRUCTION MANAGER

Name/Contact: Steven Sullivan - Currently managing the design & bid process

Address: 10 Ackerman Rd

Phone No.: 845 988 6004

Fax No.: none

Email: sullivansteven894@gmail.com

F) **Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):**

Name	Office Held	% of Ownership	% of Voting Rights
Steven Sullivan	Managing Partner	50	50
Barbara Sullivan	Partner	50	50

**Please attach chart if space provided is not sufficient.

G) **Corporate Structure (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)**

Form of Entity

Corporation

Date of Incorporation: _____

State of Incorporation: _____

Partnership

General or Limited

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

Limited Liability Company/Partnership (number of members 2)

Date of organization: 10/15/2021

State of Organization: NY

Sole Proprietorship

H) **If a foreign organization, is the applicant authorized to do business in the State of New York?**

Yes or No

If no, please explain below:

**Please attach narrative if space provided is not sufficient.

I) If any of the above persons, or a group of them, owns more than a 50% interest in the company company, list all other organizations which are related to the company by such persons having more than a 50% interest in such organizations.

Meadowcrest Associates LLC, 10 Ackerman Rd, Warwick, NY 10990
Sullivan Associates Realty, Inc., PO Box 639, Warwick, NY 10990

**Please attach chart if space provided is not sufficient.

J) Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

**Please attach narrative if space provided is not sufficient.

K) Has the Applicant or any of its affiliated organizations ever received OCIDA benefits?

Yes or No

If yes, please describe the assisted project below:

****Please attach narrative if space provided is not sufficient.**

L) Legal Questions:

1. Is the Company presently the subject of any litigation, or is any litigation threatened, which would have a material adverse effect on the Company's financial condition?

Yes or No

2. Has the company or any of its affiliates ever been involved in bankruptcy, a creditor's rights or receivership proceeding, or sought protection from creditors?

Yes or No

3. Has the Company ever settled a debt with a lending institution for less than the full amount outstanding?

Yes or No

4. Has any senior manager, member, officer or principal of the Company ever been convicted or any felony or misdemeanor, other than a minor traffic violation, or are any such charges pending?

Yes or No

5. Has the Company or any of its affiliates, been cited for a violation of federal, state, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or operating practices?

Yes or No

6. Are there any outstanding judgments or liens pending against the Company other than liens in the normal course of business?

Yes or No

7. Is the Company delinquent on any New York State, federal or local tax obligations?

Yes or No

8. Is the applicant (Company) in violation of any local, state, and federal, workers' compensation protection, and environmental laws?

Yes or No

If your answer is "YES" for any of the above questions, please provide an explanation:

Please see attached

**Please attach narrative if space provided is not sufficient.

M) Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year?

Yes or No

If yes, please attach offering statement used.

N) Brief description of Company History (formation, growth, transitions, location):

Mountain Green Partners LLC was formed in 2021 to purchase 5 Hathorn Rd, Warwick, NY, a twenty nine acre site for investment purposes.

**Please attach narrative if space provided is not sufficient.

Estimated % of sales within the County:

5 % of visitors

Estimated % of sales outside the County but within NYS:

80 % of visitors

Estimated % of sales outside NYS but within the U.S.:

15 % of visitors

Estimated % of sales outside the U.S.:

O) Sales and income projection or a project pro forma for proposed project for the next 3 to 5 years.

Please see attached

**Please attach chart if space provided is not sufficient

FINANCIAL INFORMATION OF THE COMPANY

- A. **For existing businesses:**
 - The Applicant must submit three (3) years of accountant prepared financial statements.
 - The Applicant must submit a current Certificate of Good Standing from the Department of State for the business.

- B. **For new businesses:**
 - The Applicant must submit three (3) years of personal tax returns for the owner(s).
 - The Applicant must submit three (3) years of tax returns for the related businesses as well as Certificates of Good Standing from the Department of State.

The requested Financial Information of the Company is to be kept confidential and is not subject to the Freedom of Information Law (FOIL).

II. PROJECT INFORMATION

A) Project Address: 5 Hathorn Rd, Warwick, NY 10990
Tax Map Number 43-1-28
(Section/Block/Lot)
Located in City of _____
Located in Town of Warwick
Located in Village of _____
School District of Warwick

B) Are utilities on site?
Water well is drilled Electric adjacent
Gas no Sanitary/Storm Sewer no

c) Present legal owner of the site **Mountain Green Partners LLC**

If not the Applicant, who is owner and by what means will the site be acquired? If leasing, when does the lease end?

D) Zoning of Project Site: Current: SL Proposed: _____

E) Are any variances needed? 280 - A, secured on 3/25/24

F) Environmental Information. An Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. Please visit <https://www.dec.ny.gov/permits/6191.html> for the online EAF Mapper Application and EAF Forms.

1. Have any environmental issues been identified on the property?

Yes or No

If yes, please explain:

2. Has any public body issued a State Environmental Quality Review Act determination for this Project?

Yes or No

If yes, please attach to this application.

G) Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

H) Statement describing project. Include all uses and services, allocated square footages, improvements and equipment to be installed (i.e. land acquisition, construction of manufacturing facility, all exterior renovations including landscaping, etc.):

Please see attached

**Please attach narrative if space provided is not sufficient.

Attach a detailed description of the proposed project including all uses and services and allocated square footages, improvements and equipment to be installed.

I) Statement describing the impact of incentives on this project, should they be granted:

Incentives will allow the development of the hotel building first. Without incentives the site will be developed in small phases beginning with some cabins. This will be a less desirable alternative in terms of quickly reaching optimal operating efficiency and will not provide the maximum and quickest boost to local business nor will it help to satisfy the need for a hotel and event space in the community.

**Please attach narrative if space provided is not sufficient.

J) Statement describing the economic benefit to the surrounding community resulting from this project:

Please see attached.

**Please attach narrative if space provided is not sufficient.

K) Anticipated Date of Completion: May/June 2027

L) Anticipated Date of Occupancy: June/July 2027

M) Principal use of project upon completion:

- | | | | |
|--|---------------------------------------|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing | <input type="checkbox"/> research | <input type="checkbox"/> offices |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> recreation | <input type="checkbox"/> retail | <input type="checkbox"/> residential |
| <input type="checkbox"/> Training | <input type="checkbox"/> data process | | |

If other, explain: Tourism, hospitality, travel

Identify NAIC Code, if applicable 721110
(see <https://www.census.gov/naics/>)

Project Data

1. Project site (land)
 - (a) Indicate approximate size (in acres or square feet) of project site.
29.3 acres
 - (b) Are there buildings now on the project site? Yes No
 - (c) Indicate the present use of the project site.
used by owners for personal use
 - (d) Indicate relationship to present user of project.
owner
2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size, and approximate age of buildings:
no
3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:
Phase one- 15,000 sq ft hotel.
4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:
yes, add restrooms and septic system to multi purpose "barn".
5. Estimated Start Date of Construction: January 2026
6. Estimated End Date of Construction: May/June 2027

Has construction work on this project begun? Yes or No

Complete the following

- | | | |
|----------------------------|---|----------------------|
| (a) site clearance | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>50</u> % complete |
| (b) foundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | _____ % complete |
| (c) footings | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | _____ % complete |
| (d) steel | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | _____ % complete |
| (e) masonry work | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | _____ % complete |
| (f) other (describe below) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | _____ % complete |

7. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

none

III. PROJECT COSTS & FINANCING

A) Estimated Project Costs

1. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	
Site Work/Demo	350,000
Building Construction & Renovation	6,000,000
Furniture, Fixtures	800,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	300,000
Financial Charges	
Legal Fees	10,000
Other	
Management /Developer Fee	
Total Project Cost	7,460,000
Total Construction Budget (Project Cost – Acquisition Costs)	7,460,000

Project refinancing; estimated amount (for refinancing of existing debt only)

\$ _____

2. Sources of Funds for Project Costs:

(a) Bank Financing:

\$ _____

(b) Equity (excluding equity that is attributed to grants/tax credits) \$7,460,000

- (c) Tax Exempt Bond Issuance (if applicable) \$ _____
- (d) Taxable Bond Issuance (if applicable) \$ _____
- (e) Public Sources
(include sum total of all state and federal grants and tax credits) \$ _____

Identify each state and federal grant/credit:

	\$ _____
	\$ _____
	\$ _____
	\$ _____

Total Sources of Funds for Project Costs: \$ 7,460,000

The total amount of public sector funding should equal the public sector amount listed in (2)(e) above.

B) Financial Assistance Requested (estimated values):

Applicants requesting exemptions and/or abatements from OCIDA must provide the estimated value of the savings they anticipate receiving. New York State regulations require OCIDA to recapture any benefit that exceeds the amount listed in this application.

1. Is the Applicant expecting that the financing of the Project will be secured by one or more mortgages: Yes No

If yes, list amount requested and name of lender: _____

2. Benefits Requested:

- Sales Tax Exemption Tax-Exempt/ Taxable Revenue Bond
- Mortgage Recording Tax Exemption Real Property Tax Agreement

C) Amount of Exemption/Abatement Requested:

IDA PILOT Benefit:

1. Is the Applicant requesting a payment in lieu of tax agreement (PILOT) for the purpose of a real property tax abatement? Yes No

If yes, identify from the Agency's UTEP the category of PILOT requested:

Standard

Is the Applicant requesting any real property tax abatement that is **inconsistent** with the Agency's UTEP? Yes No

Please contact the Executive Director prior to submission of this Application for assistance with PILOT calculation.

Sales and Use Tax:

2. Estimated value of Sales Tax exemption for facility construction, fixtures and equipment:

\$ 3,975,000 * X .08125 (4.125% State, 4% local) = \$ 323,000

*(Amount of project cost subject to tax)

Mortgage Recording Tax Exemption Benefit:

3. Estimated value of Mortgage: \$ _____

Estimated value of Mortgage Recording Tax exemption:

\$ _____ X .0075 = \$ _____

(Projected Amount of Mortgage X Mortgage Recording Tax = Total)

**To calculate the value of this exemption take 1.05% of the mortgage amount from (C)(3) above to get the "mortgage recording tax" and then multiply the mortgage recording tax figure by 75%. You will receive an exemption equal to 75% of the mortgage recording tax.

Tax-Exempt/ Taxable Revenue Bond Benefit:

Amount of Bonds, if requested: \$ _____

Is a purchaser for the Bonds in place? Yes or No

D) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box below, will this project move forward without the requested incentives?

Yes or No

If the Project will be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be given economic incentives by the Agency:

The project would not move forward as previously described. The hotel will not be built. Instead, some cabins would be built in small phases. This option is less than optimal as it would not provide the rooms and services very much needed in the area. Additionally, the smaller scale would harm the "destination" concept, diminishing the positive impact to the community and local businesses. Operational efficiency would be negatively impacted as well, potentially limiting long term viability.

E) In accordance with N.Y. GML Sec. 862(1):

1. Will the Project primarily consist of retail facilities that will be primarily used in making sales of goods or services to customers who personally visit the Project site as defined in Section 862(2)(a) of the GML?

Yes No

If yes, will the cost of these facilities exceed one-third of the total Project cost?

Yes No

2. Will the Project be in a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? (Source: United States Census Bureau <https://factfinder.census.gov/>)

Yes No

3. Is the Project site designated as an Empire Zone?

Yes No

4. Is the Project location or facility likely to attract a significant number of visitors from outside the Mid-Hudson Economic Development Region (i.e.: Orange, Dutchess, Putnam, Rockland, Sullivan, Ulster, and Westchester counties)?

Yes No

5. Will the Project make available goods or services which are not currently reasonably accessible to the residents of the municipality within which the proposed Project would be located?

Yes No

6. Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this Project? If so please list the town and county of the location(s):

Yes No

7. Will the completion of the Project result in the removal of a plant or facility of the Applicant from one area of the State New York to another area of the State of New York?

Yes No

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located in the State of New York?

Yes No

a. If any answer to questions 6, 7 or 8 above is yes, is the Project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes No

b. If any answer to questions 6, 7 or 8 above is yes, is the Project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?

Yes No

IV. EMPLOYMENT PLAN

A) Current Employee Headcount:

	Current # of jobs at proposed project location or to be relocated to project location from existing facility (e.g. retained jobs)	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED within THREE Years after Project completion			Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE years after Project Completion**				
		End of Year 1	End of Year 2	End of Year 3	End of Year 1	End of Year 2	End of Year 3	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Full Time (FTE)		10	11	11	10	11	11	11	
Part Time (PTE)		5	8	10	5	8	10	10	
Total		15	19	21	15	19	21	21	

Full-time Employee Definition: (i) a full-time, permanent, private-sector employee on the Company’s payroll, who has worked at the Project Location for a minimum of 35 hours per week for more than six months of a year and who is entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties; or (ii) two part-time, permanent, private sector employees on Recipient’s payroll, who have worked at the Project Location for a combined minimum of 35 hours per week for more than six months of a year and who are entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties.

**For the purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes Orange County and the surrounding region (or six other contiguous counties, including Orange County, chosen at the Agency’s discretion).

B) Salary and Fringe Benefits for Jobs to be Created:

Category of Jobs to be Created	Number of Jobs to be created in Year 1	Number of Jobs to be created in Year 2	Number of Jobs to be created in Year 3	Average Salary or Salary Range	Average Fringe Benefit or Range of Fringe Benefits
Management	2	3	3	50- 100K	15 - 25%
Professional					
Administrative	5	5	5	42 - 55K	15-25%
Sales					
Production/ Manufacturing					
Independent Contractor					
Other (specify)	8	11	13	26-45K	15 - 25%

If there is a salary range larger than \$20,000 in a category above please provide additional breakdown information below:

General Manager - 80 K - 100K Assistant GM/Events - 60K - 75K Housekeeping Manager - 42K - 50K Administrative - 42K - 55K
--

**Please attach breakdown if space provided is not sufficient.

C) Salary and Fringe Benefits for Jobs to be Retained:

Category of Jobs to be Retained	Current Number of Jobs	Average Salary or Salary Range	Average Fringe Benefit or Range of Fringe Benefits
Management			
Professional			
Administrative			
Sales			

Production/ Manufacturing			
Independent Contractor			
Other (specify)			

D) Describe the benefits or benefits package offered to employees:

Healthcare, retirement, Paid vacation

**Please attach narrative if space provided is not sufficient.

E) Describe internal training and advancement opportunities offered to employees:

Hotel training will encompass:

- Operational training on specific job roles.
- Customer service training with focus on communication skills and problem solving.
- Safety and security covering emergency protocols and procedures.
- Risk Management

Training will incorporate both in house management programs as well as outside consulting and internet based programs.
Promotions and advancement opportunities from within will be a priority.

**Please attach narrative if space provided is not sufficient.

V. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") in which the project is located.
- B. First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JPTA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports and Outstanding Bonds: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this Project site. The Applicant also understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the Project that is requested by the Comptroller of the State of New York.
- F. Compliance with N.Y. GML Sec. 862(1): : In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the Project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.
- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend, hire as presented, or violates Sales Tax Exemption regulations, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. Rescission of Benefits Conferred: Applicant understands and agrees that in the event that (a) the Applicant does not proceed to final Agency approval within six (6) months of the date the Agency adopts its initial approval resolution and/or (b) close with the Agency on the requested financial assistance within twelve (12) months of the date the Agency adopts its initial resolution, the Agency reserves its right to rescind and cancel all prior approvals. In the event the Agency rescinds its approvals and the Applicant re-applies to the Agency, the Applicant understands and agrees that its re-application will be subject to any and all changes in law, Agency policies or fees imposed by the Agency that are in effect as of the date of re-application.
- K. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- L. Freedom of Information Law (FOIL): The applicant acknowledges that the OCIDA is subject to New York State's Freedom of Information Law (FOIL). Applicants understand that all project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
- M. The IDA is legally required to submit an annual PARIS report to the state that requires information from each project. Applicant participation is **NOT OPTIONAL. ALL INFORMATION** must be submitted in a **COMPLETE** and **TIMELY** manner. Failure to comply with this request **WILL RESULT** in a **LOSS/RECAPTURE** of **ALL OR SOME** of your benefits.
- N. GML Compliance: The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A, including but not limited to Sections 859-a and 862(1).
- O. OCIDA's Policies: The Applicant is familiar with all of OCIDA's policies posted on its website <https://www.ocnyida.com> and agrees to comply with all applicable policies.
- P. Disclosure: Article 6 of the Public Officers Law declares that all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, if requested, OCIDA may also redact personal, private, and/or

proprietary information from publicly disseminated documents. The Applicant understands that the Applicant must identify in writing to OCIDA any information it deems proprietary or personal and seeks to have redacted and the rationale therefore.

- Q. **Reliance:** THE APPLICANT ACKNOWLEDGES THAT ALL ESTIMATES OF PROJECTED FINANCIAL IMPACTS, VALUE OF FINANCIAL ASSISTANCE REQUESTED, AND OTHER INFORMATION CONTAINED IN THIS APPLICATION WILL BE RELIED UPON BY OCIDA AND ANY CHANGES IN SUCH INFORMATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.
- R. **Prevailing Wage:** The Company hereby acknowledges and agrees that the Financial Assistance being provided by the Agency under the Company Documents constitutes "public funds" unless otherwise excluded under Section 224-a(3) of the New York Labor Law, and by executing this Agreement, (i) confirms that it has received notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law and (ii) acknowledges its obligations pursuant to Section 224-a(8)(a) of the New York Labor Law. Other than the Agency Financial Assistance estimates provided herein and disclosed to the Company, the Agency makes no representations or covenants with respect to the total sources of "public funds" received by the Company in connection with the Project.

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

VERIFICATION

STATE OF New York
) SS.:
COUNTY OF Orange

Steven Sullivan, deposes and says that s/he is the
(Name of Individual)
Managing Member of Mountain Green Partners LLC
(Title) (Applicant Name)

that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application, which includes and incorporates all attachments and exhibits, and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application which are not stated upon her/his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of the Application as well as, if applicable, information acquired by deponent in the course of her/his duties/responsibilities for the Applicant and from the books and records of the Applicant. The deponent also acknowledges the receipt of the schedules attached to the Application, including but not limited to the Agency's fee schedule and assumes responsibility for payment of any and all applicable fees as described therein. Deponent further acknowledges review and understanding of the Agency's published policies, including but not limited to the Agency's Recapture Policy, and agrees on behalf of the Applicant to be bound by and comply with, all such policies.



Applicant Representative's Signature

Managing Member

Title

Subscribed and sworn to before me this
4th day of Sept., 2028.

[Signature]

Notary Public

ROBERT E. KRAHULIK
Notary Public, State of New York
No. 4940119
Qualified in Orange County
Commission Expires August 8, 2026

This Application should be submitted to:

Orange County Industrial Development Agency
c/o Jeffrey Crist, Chairman
Orange County Business Accelerator
4 Crotty Lane, Suite 100
New Windsor, NY 12553

The Agency will collect an administrative fee at the time of closing.

SEE ATTACHED FEE SCHEDULE AT EXHIBIT "A".

Transaction Counsel

Lino J. Sciarretta
Bleakley Platt & Schimdt, LLP
One Blue Hill Plaza
Pearl River, NY 10965
Tel: (845) 881-2700
Fax: (845) 881-2701
Email: lsciarretta@bpslaw.com



ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

HOLD HARMLESS AGREEMENT

Applicant hereby releases the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

(Applicant Signature)

By: *S*

Name: Steven Sullivan

Title: Managing Member

MEK
(Notary Public)

Sworn to before me this 4th day th
of Sept, 2025.

[Stamp]

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

**APPENDIX A
CONFLICT OF INTEREST STATEMENT**

Agency Board Members

1. Jeffrey Crist
2. Dean Tamburri
3. Vincent Odock
4. Marc Greene
5. Linda Muller
6. Giovanni Palladino
7. Susan Walski

Agency Officers/Staff

1. Bill Fioravanti
2. Kelly Reilly
3. Marty Borrás

Agency Legal Counsel

1. Bleakley Platt & Schmidt, LLP
2. Hawkins Delafield & Wood, LLP

The Applicant has received from the Agency a list of members, officers, and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:



Authorized Representative:

Steven Sullivan

Title:

Managing Partner

Date:

August 1, 2025

EXHIBIT "A"



ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY



ORANGE COUNTY
FUNDING CORPORATION

FEE SCHEDULE

1. Application Fees

- **Administrative Application Fee: \$2,500** to be remitted directly to OCIDA; *and*
- **Transaction Counsel Application Fee: \$2,500** to be remitted directly to OCIDA's legal counsel.

2. Labor Policy Monitoring Fees

The OCIDA employs a third-party firm, or firms, to monitor compliance with our Local Labor Policy (attached hereto). The total anticipated labor monitoring fees, borne entirely by the applicant, are assessed up-front, upon the closing of your OCIDA transaction. However, if Project delays occur or if extra monitoring is required, additional fees may be assessed. These fees will be deposited into a non-interest bearing escrow account and will fund the ongoing audit of Local Labor Policy compliance throughout construction of the Project. Any unused funds on deposit with the OCIDA will be returned to the applicant upon Project completion.

- **Agency Administrative Fee: 1%** of the total anticipated Local Labor monitoring fees.

- **Labor Monitoring Fees:**

Based on Total Capital Expenditure...

Less than \$5M:	\$5,000.00.
Greater than \$5M , less than \$15M:	\$10,000.00.
Greater than \$15M , less than \$25M:	\$20,000.00.
Greater than \$25M , less than \$50M:	\$30,000.00.
Greater than \$50M , less than \$100M:	\$45,000.00.
Greater than \$100M , less than \$500M:	\$55,000.00.
Greater than \$500M:	TBD.

3. Closing Fees:

- **Sales Tax Exemption (STE) and/or Mortgage Recording Tax Exemption (MRTE) Only:**
1% of the Total \$ Benefit Awarded by OCIDA.

Closing Fees continued:

- **Bond Issuance Only:**

Based on Principal Amount of Bonds Issued...

First \$10M:	1% of Bond Value,
Next \$10M – \$25M:	.5% of Bond Value,
Remaining \$25M and above:	.25% of Bond Value.

- **Refinancing Bonds:** **.5%** of the Outstanding Bond Value.

- **Projects that Include PILOTS:**

Based on Sector category of the Project...

- **Manufacturing Sector** – **1% of the first \$2,000,000** of the Project cost (as identified on page 12 of this application), plus **.5%** of amount above that, due at closing (total Project cost includes land acquisition costs).
- **Warehouse/Distribution Sector** – **1% of the Project cost** (as identified on **page 15** of this application), due at closing.
- **Retail Sector: Stores – 485B:** **2% of the first \$2,000,000** of the Project cost (as identified on **page 15** of this application), **plus 1% of amount above that.**
- **Retail Sector: Back Office/Medical – 10 year PILOT:** **1% of the Project cost** (as identified on **page 15** of this application), due at closing.
- **Hotel Sector** (per Scoring Criteria)
 - **10 year PILOT:** **1% of the Project cost** (as identified on **page 15** of this application), due at closing.
 - **4 year PILOT:** **1% of the Project cost** (as identified on **page 15** of this application), due at closing.
- **Tourism Sector**
 - **\$0-\$30M Capital Cost:** **1% of the Project cost** (as identified on **page 15** of this application), due at closing.
 - **\$30-\$100M Capital Cost:** **.75% of the Project cost** (as identified on **page 15** of this application), due at closing.
 - **Over \$100M Capital Cost:** **1% of the Project cost** (as identified on **page 15** of this application), due at closing.
- **“Special Projects”** – TBD per Project.

4. IDA Transaction Counsel Fees:

Legal fees are charged based upon actual hours worked on your Project by OCIDA/OCFC's general counsel and/or bond counsel. Current hourly rates may be provided by our counsel upon request.

NOTE: OCIDA reserves the right to seek additional IDA and Transaction Counsel fees for exceptionally large or complex transactions.

Please make all Checks payable to:

Orange County Industrial Development Agency

Mail to:

4 Crotty Lane
New Windsor, NY 12553

*In the event that an applicant does not seek or does not qualify for an OCIDA PILOT or the equivalent of the State's 485-b program, the fee will be a straight one-half percent (0.5%) of the Project cost.

The OCIDA Fee Schedule is the standard used when calculating all Project fees. These fees are not open for negotiation. Please initial stating you understand and consent to the above CG

Miscellaneous Fees:

Amendments and Assignments – \$1,500.00

Termination Fee – \$1,000.00

Submitting Annual Reports *after* February 24 – \$2,500.00

If at any time the Project costs change prior to the Final Resolution, please inform management immediately for closing fee recalculation purposes.

Please initial stating you understand and consent to the above CG

Closing Fee:

Please be advised should the Orange County IDA act to adopt the Final Resolution for your Project a fee will be due at closing.

If at any time the Project costs change prior to the Final Resolution, please inform management immediately for closing fee recalculation purposes.

Please initial stating you understand the foregoing, have provided accurate Project costs, and consent to the estimated closing fee provided above CG

EXHIBIT "C"
LABOR POLICY
ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Adopted 06-26-24

The Orange County Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Orange County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Orange County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs, though limited in time duration, are vital to the overall employment opportunities and economic growth in Orange County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices (hereinafter "construction workers"), including those who have returned from military service, during the construction phase of projects. In this way, the IDA can generate significant benefits to advance the County's general prosperity. It is, therefore, the policy of the IDA that firms benefiting from its programs shall employ workers from Orange County and the "local labor" market during all project phases, including the construction phase.

For the purpose of this policy, the "local labor" market for construction workers shall be defined as those individuals living in Orange, Ulster, Sullivan, Dutchess, Putnam, Rockland, Westchester, and Delaware Counties. Applicants receiving IDA benefits shall ensure the contractor/developer hire at least 85% from the "local labor" market for their approved projects. The 85% shall be borne by each primary contractor, and in total at the time of completion of the project. The contractor/developer is mandated to keep daily log sheets of all field workers, commencing on the date of application. Any work performed after application shall be included in the determination of overall compliance with the 85% hiring requirements of this policy. A third-party auditing firm will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

However, the IDA recognizes that the use of local labor may not be possible for the following reasons and the applicant may request an exemption on a particular contract or trade scope for the following reasons:

1. Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers;
2. Specialized construction is required, and no local contractors or local construction workers have the required skills, certifications or training to perform the work;

3. Cost Differentials:
 - a. For projects whose project cost exceeds \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by at least 20%. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 20% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;
 - b. For projects whose project cost is less than \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by 10% or more. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 10% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;
4. No labor is available for the project; and
5. The contractor requires key or core persons such as supervisors, foreman or "construction workers" having special skills that are not available in the "local labor" market.

The request to secure an exemption for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party monitor and received in advance of work commencing. The request will be reviewed by the 3rd party monitor and forwarded to the IDA, at which time the IDA's Audit Committee shall have the authority to approve or disapprove the exemption. The 3rd party monitor shall report each authorized exemption to the Board of Directors at its monthly meeting.

In addition, applicants receiving IDA benefits and Contractors on the project shall make every reasonable effort to utilize vendors, material suppliers, subcontractors and professional services from Orange County and the surrounding counties. Applicants and contractors shall be required to keep records of those local vendors, material suppliers, contractors and professional services whom they have solicited and with whom they have contracted with or awarded. This shall be stored in a binder on site and shall be easily available for review by an authorized representative of the IDA, such as the IDA's 3rd party monitor. It shall include any documents for solicitation and contracts. It is the goal of the County of Orange and the IDA to promote the use of local veterans on projects receiving IDA benefits. By partnering with local contractors, local contractor groups, local trade unions and contractors awarded work on IDA projects, there are opportunities for veterans to gain both short term and long term careers in the construction industry.

Once approved for IDA benefits, all applicants will be required to provide to IDA staff the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project;
2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions;
3. The names, contact information, certificate of authorization to do business in the State of New York and copies of current Certificates of NYS Workers' Compensation Insurance, NYS Disability Insurance, General Liability Insurance and proof of current OSHA training certification from all contractors' employees performing work on the site; and
4. A Construction Completion Report listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged in the construction phase of the project.

All Orange County IDA projects are subject to local monitoring by the IDA and any 3rd party monitor. The applicant and/or the Construction Manager or General Contractor acting as agent for the applicant on the project, shall keep a log book on site detailing the number of workers, hours worked and counties and states in which they reside. Proof of residency or copy of drivers' license shall be included in the log book, along with evidence of necessary OSHA certifications. Reports will be on forms provided by the IDA or weekly payroll reports which contain the same information as required on the IDA issued form. The applicant and contractors are subject to periodic inspection or monitoring by the IDA or 3rd party monitor.

The 3rd party monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the Audit Committee and/or IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, IDA staff shall notify the applicant and contractor in writing of non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or its 3rd party monitor shall notify the applicant that the project is in violation of the Orange County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

The IDA will use a third party firm or firms to monitor and audit compliance with this local labor policy, the cost of which shall be paid for by the Company in advance of the audits and held in a non-interest bearing escrow account until audits are complete.

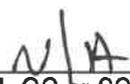
The applicant of an IDA approved project shall be required to maintain a 4' X 8' bulletin board on the project site containing the following information:

1. Contact information of the applicant;
2. Summary of the IDA benefits received;
3. Contractor's names and contact information on IDA provided form;
4. Copies of proof of exemption from labor policy;
5. Copies of any warnings or violations of policy;
6. Copy of the Executed Labor Policy.

The bulletin board shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible at least 10 feet from said board.

The applicant has read the OCIDA Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same. The Applicant understands and agrees that it is responsible for all third-party auditing and monitoring costs.


 Applicant Signature

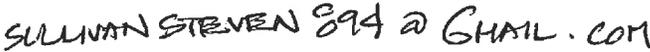
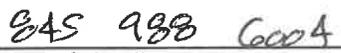

 Signature of CM, GC or SC


 Company Name

Company Name


 Print Name of above signer

Print Name of above signer



 Email/phone of Applicant

Email/phone of CM/GC/SC


 Date

Date

TOWN OF WARWICK



132 KINGS HIGHWAY
WARWICK, NEW YORK 10990

BUILDING & PLANNING DEPT (845) 986-1127
FAX NO. (845) 987-9644
BUILDING DEPT EXT. 258/260
PLANNING DEPT EXT. 261
ENGINEER EXT. 275

November 21, 2024

Mountain Green Partners, LLC
10 Ackerman Road
Warwick, NY 10990

Re: Mountain Green Partners/Inn The Fields – Conditional Site Plan Approval & SUP
Resolution Letter. SBL #43-1-28 (5 Hathorn Road).

Dear Owner/Applicant:

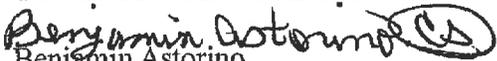
By Resolution of the Town of Warwick Planning Board during its regularly scheduled meeting held on November 20, 2024, granted Site Plan Approval and Special Use Permit (VOTE 5-0-0) for the use and construction of a Lodge with 24 bedrooms in hotel/main building, Guest 30 cabins total, bar/lounge area in Lodge with 20 seats (Accessory Use 24), Pavilion (Accessory Use 24), Trails, Pool and other Accessory Facilities for guests (Accessory Use 22), and an Existing Residence to be used as a Caretaker's Residence, a/k/a *Inn The Fields*, situated on tax parcel S 43 B 1 L 28; project located on the northern side of Hathorn Road 900 feet east of C.R. 1 (5 Hathorn Road), in the SL zone, of the Town of Warwick, County of Orange, State of New York. A SEQRA Part 3 EAF and Negative Declaration was adopted on November 20, 2024. Approval is granted subject to the following conditions:

1. OC Planning Department – 02/14/22 binding comment for site lighting, advisory comments for endangered species, solar panels on rooftops, ag buffer, wetlands, historical and archeology resources. **Binding comment** for lighting: a. All exterior lighting shall be LED bulbs. b. Lighting shall comply with International Dark Sky Association standards. c. Light pole height shall not exceed 20'. d. Site plan shall include lighting curfews.
2. TW Building Department – 01/26/22 open permit for deck (11451) and open permit for woodstove (11452) – all permits are closed.
3. OCDOH approval needed for SSDS system. OCDOH approval letter dated 10/02/24.
4. OCDOH approval needed for water supply. OCDOH approval letter dated 11/12/24.
5. Add a note on the plan: "OCDOH approval needed for water use for more than 27 bedrooms." See 11/12/24 OCDOH approval letter for detailed information.
6. OCPDW – Approval granted in letter dated 08/23/24.

7. Status of endangered and threatened species and habitat. Completed on 01/17/24 in July 2022 Report.
8. NYS Parks, Recreation, and Historic Preservation status. Completed on 06/15/23 in No Impact letter.
9. ZBA: A 280(a) variance may be required. Approval granted in letter dated 03/25/24.
10. A note shall be added to the plan: No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained. Completed on Sheet SK-1, Note 16.
11. Please provide a copy of the NYSDEC Freshwater Wetlands permit application package and an update on NYSDEC's review of the application. Completed on 11/20/24 in Part 3 EAF, Appendices 2 and 6.
12. Applicant should show a human door in the side of the dumpster detail. This will enable an employee to enter without having a use the large swinging doors.
13. Add tree protection details for existing trees to remain.
14. Paved walkway detail should include notes for slope maximums for ADA access.
15. Applicant to clarify the Gravel Access Road & Parking detail on Sheet C-202 and the Gravel Driveways & Gravel Driveways & Parking. It is unclear where these details will be used; identify with road stationing.
16. Applicant to clarify with road stationing where the Entry Drive Pavement detail will be used.
17. The breakaway fence and Knox Box must be coordinated with the Fire Department.
18. The driveway must be paved, or equivalent, in its entirety. The plans should be updated to show this, including appropriate details. Applicant requesting a partial waiver. (WAIVED)
19. Applicable declaration information must be added to the plans.
20. Surveyor to certify that iron rods have been set at all property corners. (WAIVED)
21. Applicant to provide Performance Bond for surface covering of driveways and parking areas, as well as stormwater measures. Landscaping bond to be provided for proposed plantings and associated site inspection fees. Applicant to submit cost estimate subject to Planning Board engineer and attorney specifications.
22. Payment of all fees.

SO CERTIFIED:

TOWN OF WARWICK PLANNING BOARD


Benjamin Astorino
Chairman

cc: Jesse Dwyer, Town Supervisor
Eileen Astorino, Town Clerk
Debbie Eurich, Assessor
Steve Sullivan, Applicant
Dan Getz, Engineer
Laura Barca & Temi Alao, HDR, Inc., Town PB Engineer
Max Stach & Danielle Dreyer, NPV, Town Planners

Bob Krahulik, Town Planning Board Attorney
Tony Pascullo, Building Inspector
O.C. Dep't. of Planning

617.12(b)

State Environmental Quality Review (SEQR)

Resolution Adopting Part 3, Adopting Negative Declaration and Authorizing Filing of Same

Name of Action: Mountain Green Partners, LLC

Whereas, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed Hotel (referred to as a "lodge") with 24 guest rooms (each one-bedroom), 30 one- and two-bedroom tourist cabins containing 38 total bedrooms, , a bar/lounge area in the lodge with 20 seats, an event space pavilion with a maximum capacity of 125 people, trails, a pool and other accessory facilities and an existing single-family detached residence (three-bedroom) to be used as a caretaker's residence. The project is located on Town of Warwick Tax Map as Section 43 Lot 1 Block 28, on 5 Hathorn Road, Town of Warwick, Orange County, New York; and

Whereas, the Planning Board on or around November 15, 2023 classified the action as a Type I action and commenced coordinated review with the Orange County Health Department and Orange County Department of Public Works, and

Whereas, a Lead Agency Notice of Intent was distributed to all involved agencies dated November 16, 2023; and

Whereas, the Planning Board assumed lead agency having received no objections its lead agency coordination and has reviewed the Short Environmental Assessment Form (EAF) Part 1 for the action dated January 25, 2022; and

Whereas, the Planning Board on or around October 16, 2024 adopted a Part 2 Environmental Assessment Form, identifying the following areas of potential large impacts:

- a. Adverse changes to land – project will result in change in the use or intensity of land
- b. Adverse impacts to traffic – project will result in increased traffic along County Route 1A, Hathorn Rd., and State Hwy. 94S.
- c. Adverse/ impacts to sewer and water – Project will utilize wells on property and five new septic systems.
- d. Adverse impacts on Natural Resources – Application contains wetlands and waterbodies, is within Aquifer Protection Overlay and Agricultural Protection Overlay, suspected to contain Indiana Bat and Bog Turtle, located on Principal and Sole Source Aquifer (Northwest NJ 15 Basin SSA).
- e. Adverse impacts to soil and erosion – project site contains steep slopes.

Whereas, the Planning Board is in receipt of significant public and interested agency comment regarding the potential impacts of the project and the Planning Board has considered such input and testimony; and

Whereas, The Planning Board has reviewed the Full Environmental Assessment Form (EAF) for the action including the Part I dated January 25, 2022, Part II dated October 16, 2024; and

Now Therefore Be It Resolved, that the Planning Board adopts the EAF Part 3 as prepared by the applicant and revised by the Board's Planners, which sets forth the Planning Board's review and analysis of the various information and testimony received, and provides an assessment of the likely magnitude of impacts, the geographic scope of impacts, the duration of impacts, the probably of impacts occurring, the number of people affected by potential project impacts and other relevant considerations of environmental consequences that are likely to occur as a result of the action;

Be It Further Resolved, that based upon the Part 3 and other relevant project submissions, the Planning Board hereby adopts a Negative Declaration of Environmental Significance indicating that significant adverse environmental impacts are unlikely and that an Environmental Impact Statement shall not be required; and

Be It Further Resolved, that the Planning Board authorizes the Chairman to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action, including the filing of the Negative Declaration with other Involved Agencies and publishing notice in the Environmental Notice Bulletin.

On a motion by Rich Purcell, seconded by Bo Kennedy, and a vote of

5 for, and 0 against, and 0 absent,

this resolution was adopted on November 20, 2024>

Project : Site Plan for Mountain Green

Date : November 2024

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
information contained in the site plan application and Planning Board file.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Warwick Planning Board as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Site Plan for Mountain Green, LLC

Name of Lead Agency: Town of Warwick Planning Board

Name of Responsible Officer in Lead Agency: Ben Astorino

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency: Benjamin Astorino

Date: 11/20/24

Signature of Preparer (if different from Responsible Officer)

Date: ,2024

For Further Information:

Contact Person: Connie Sardo, Planning Board Secretary

Address: 132 Kings Highway, Warwick, NY 10990

Telephone Number: 845-986-1127 ext 261

E-mail: planning@townofwarwick.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

EAF PART 3 NARRATIVE
SITE PLAN FOR MOUNTAIN GREEN PARTNERS, LLC
5 HATHORN ROAD, TOWN OF WARWICK, ORANGE COUNTY, NEW YORK

1.0 INTRODUCTION AND PROJECT DESCRIPTION

Mountain Green Partners, LLC's "Inn the Fields" project is proposed for their property at 5 Hathorn Road in the Town of Warwick. The six -phased project includes:

Phase 1: Access Road Improvements

Phase 2: Construction of internal driveways and stormwater infrastructure.

Phase 3: Construction of 22 guest cabins (17 one-bedroom and 5 two-bedroom), in a "tourist court" configuration, water supply, subsurface wastewater disposal facilities (fields 2 and 3), pool and parking.

Phase 4: Construction of lodge building containing 24 guestrooms, water supply infrastructure additional subsurface waste disposal systems (field 1), and parking.

Phase 5: Construction of 8 additional guest cabins (5 one-bedroom and 3 two-bedroom) in a second cluster including water supply infrastructure, subsurface wastewater disposal system (field 5) and parking.

Phase 6: Construction of a 4,000± sq.ft. pavilion for use as event space along with an additional subsurface wastewater disposal system (field 4).

In total 54 guest accommodations (keys) with 62 bedrooms, a three-bedroom caretaker's home (the existing on-site residence) and 106 parking spaces are proposed. Domestic water for the total development will be provided by two (2) privately-owned wells located within the parcel limits. Sewage from different sections of the development will be treated separately in five (5) privately-owned Subsurface Disposal Systems (SDS) located within the property.

1.1 SITE DESCRIPTION

The project site is located on tax parcel Section 43, Block 1, Lot 28 in the Town of Warwick, New York and is approximately 29.16± acres in size. The current site is an existing abandoned farm and is bounded by preserved farmland to the west. The northern portion of the property abuts an active railroad owned by Jones Chemical Company, an industrial operated property. To the east lies property owned and operated by the Warwick Valley Country Club and the Warwick Cemetery Association. The property adjoining the project to the south consists of a single-family residence and

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a restaurant. The project site is a rectangular shaped area of land which contains generally gentle slopes. The existing site cover consists of mostly meadow areas, some farmland areas, some gravel impervious cover, some wooded areas and an existing farm residence. A location map is included in Appendix 1 as Figure 1.

There are three identified wetland areas in the vicinity, two on the property and one to the west of the entrance drive. No disturbance or fill inside these wetlands is proposed. Wetland "A" is under New York State Department of Environmental Conservation (NYSDEC) jurisdiction, and disturbance of its regulated 100-foot adjacent area is proposed to widen the entrance drive and provide proper drainage and stormwater mitigation. A Freshwater Wetlands permit is required for this work in the adjacent area. The other wetlands are under Army Corps of Engineers (ACOE) jurisdiction.

1.2 REQUIRED APPROVALS

The project requires or has received the following approvals. Copies of approvals received are in Appendix 2.

- Site Plan and Special Use Permit approvals from the Town of Warwick Planning Board, currently under review
- Varlance from Town Law §280-a granted by the Town of Warwick Zoning Board of Appeals (ZBA) on 3/25/24
- Subsurface sewage disposal system approval received from the Orange County Department of Health (OCDOH) on 10/2/24
- Approval of plans for public water supply and chlorinator installation by the OCDOH, currently under review
- Swimming pool and food service permits from the OCDOH, to be applied for at a later date
- Article 24 Freshwater Wetlands permit from the NYSDEC for disturbance of the 100-foot adjacent area, currently under review
- Subsurface sewage disposal system SPDES GP-0-15-001 from the NYSDEC, currently under review

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- Approval of plans for an emergency access drive to County Route 1 received from the Orange County Department of Public Works (OCDPW) on 8/23/24

No permit is required from the ACOE, because no disturbance or fill is proposed in any ACOE wetlands. A floodplain permit is not required from the Town of Warwick, because no construction is proposed within the 100-year floodplain.

2.0 POTENTIAL IMPACTS

A number of potential impacts of this project have been identified in the Short Environmental Assessment Form, Part 2 adopted by the Lead Agency in October of 2024. What follows is a discussion of each of these potential impacts, related studies that have been performed or information collected on their extents, and planned mitigation measures.

2.1 IMPACT #2: CHANGE IN USE OR INTENSITY

The current project represents both a change of use and an increase in intensity of use. Currently it has a low-intensity residential use, with one three-bedroom single-family dwelling, and a low-intensity agricultural use, haying of the existing fields. This is proposed to change to a hotel/tourist accommodation use with a total of 65 bedrooms, and an event pavilion with a maximum capacity of 125 persons.

The project is set on a 29-acre property, and its neighboring properties are a mix of low-density commercial, residential, agricultural, recreational, and cemetery uses. Approximately ½ mile up the road to the northeast, however, is a portion of the Village of Warwick with higher density: most properties in that area nearest to this project are single-family residential dwellings on lots between 0.2 and 0.8 acres in size. Thus, in terms of numbers of buildings and visitors, the intensity of use will be closer to the nearby Village than to the immediately neighboring properties.

However, impacts of this project will be well contained and/or mitigated on the project property, so it does not create a need for new off-site infrastructure, and the project is designed to retain the aesthetics of its agricultural and natural setting. The project is set back from Hathorn Road approximately 1,050 ft., and approximately 550 ft. from County Route 1A, with existing treelines screening it from neighboring properties. Additional screening is proposed along the front and sides of the project site, and include October Glory Red Maples, Winter King Hawthorn trees, and River Birch trees, all in which will grow 14-16 ft. tall. Sufficient parking spaces are proposed on-site, broken up by multiple landscaped areas to include deciduous and evergreen shrubs. The sign proposed at

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the entrance drive has been designed to meet Town of Warwick guidelines and requirements, to be attractive and no bigger than allowed. Additional landscaping is proposed around the sign in accordance with the Town of Warwick Design Guidelines.

No external road improvements were found to be necessary to accommodate the project's traffic needs. Lighting has been designed to Dark Sky and Town of Warwick standards:

- The lights will be fully shielded
- The proposed lighting heights do not exceed 16 feet
- The lighting will not create direct glare on or off the property
- The site will not be over-lit: necessary lighting is provided in the parking and walking areas, and more minimal lighting along access roads
- All lights will use energy-efficient LED bulbs
- The lights have been designed to use warm colors (3,000K)
- A light curfew is proposed

2.2 IMPACT #5: TRAFFIC, TRANSPORTATION, OR PEDESTRIAN OPPORTUNITIES

A traffic impact study was prepared for this project by Creighton Manning Engineering, with Revision No. 2 dated October 23, 2024. This study was based on traffic engineering industry standards and field data collection.

The study estimated that at full buildout the site will generate 35 total trips during the Friday PM peak hour, and 149 total trips during the Saturday Midday peak hour. It found no adverse impacts to the level of service at nearby intersections, except at the NYS Route 94/County Route 1 intersection. The New York State Department of Transportation plans to replace this intersection with a single-lane roundabout, so the study included a sensitivity analysis of this future condition, finding that even with the traffic from the "Inn the Fields" project, the level of service at the intersection would be significantly better than under existing conditions.

The property has an existing driveway accessed from Hathorn Road, with good sight distance at its entrance. This will be widened to 20 feet wide and improved to be the access drive for visitors and employees. An additional emergency access drive will be built to be accessed from County Route 1, also 20 feet wide, ensuring multiple access points for fire and emergency access. This driveway access was reviewed and approved by the OCDPW (see Appendix 2). The sight distance is not sufficient on County Route 1 for it to be a regular access point, so for safety reasons it will be gated

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off, only to be used during emergencies. Within the site, driveways will provide emergency access to the various buildings. Fire truck turn diagrams are included as Figure 3 in Appendix 1.

This project does not provide new bike or pedestrian connections to the surrounding community, but it also does not expect many bike or pedestrian visitors from the surrounding community, since the main use of the property is tourist accommodation. Walking paths will be provided on site between its buildings.

2.3 IMPACT #7: WATER OR WASTEWATER SUPPLIES OR SYSTEMS

The project's water and wastewater needs will be entirely met by on-site infrastructure, under review and approval of the appropriate agencies.

Water and sewer requirements will be supplied by on-site wells and septic systems. There are two wells on the property. Well #1 is located next to the existing dwelling, and will continue to serve that residence. Well #2 has been drilled in the field to serve the other buildings. The applicant has applied to the OCDOH for approval of Well #2 as a public well, specifically transient non-community water supply (TNCWS) #NY3530357.

The proposed water distribution system for the public water supply has been designed to meet required separations from potential sources of contamination. Well #2 was tested for all the chemicals listed in the New York State Sanitary Code, Subpart 5-1 for TNCWS in 2023 by Engineering & Surveying Properties, P.C., and the results are included as Appendix 3 of this narrative. A chlorinator system has been designed to ensure proper disinfection of all potable water.

Well #2 is an artesian well, whose artesian flow has been measured to be sufficient for the proposed project through Construction Phase 3. General Note 12 of the site plan requires that prior to further buildout of the project, application to the OCDOH will be required for expansion of the water facilities.

There is an existing subsurface sewage disposal system serving the existing dwelling, and five new on-site systems are proposed to be installed to serve the new buildings. In case the existing system were to fail in the future, proposed System 5 is designed to accommodate a connection from the existing dwelling. The new systems have been designed to all applicable OCDOH and NYSDEC standards, including required horizontal setbacks from buildings, wells, and wetlands, and were approved by the OCDOH on 10/2/24 (see Appendix 2). The design of these systems is included in the site plans. Their design flows range from 1,000 gallons/day (gpd) to 3,070 gpd (totaling 8,690 gpd),

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thus requiring a SPDES permit from the NYSDEC, which has been applied for (see Appendix 2).

2.4 IMPACT #8: HISTORIC, ARCHAEOLOGICAL, ARCHITECTURAL, OR AESTHETIC RESOURCES

The New York State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) was consulted in 2022 as to the possibility of impacts to historic, archaeological, or architectural resources. They recommended a Phase IA/IB archaeological investigation, which was conducted by TRACKER Archaeology, Inc., who prepared a report dated May 2022. This investigation found the property to have potential for prehistoric and historic sites, two isolated prehistoric finds, and no historic sites. No further work was recommended by TRACKER, and SHPO/OPRHP concurred with that recommendation, issuing an opinion on 6/15/2022 that "the project will result in No Adverse Effect on historic properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places." (See Appendix 2.)

The project will also not impact local aesthetic resources. It is not located at high elevations, and it is screened from neighboring properties by existing treelines. Additional screening is proposed along the front and sides of the project site, and include October Glory Red Maples, Winter King Hawthorn trees, and River Birch trees, all of which will grow 14-16 ft. tall. The parking areas on site are broken up by multiple landscaped areas to include deciduous and evergreen shrubs. The new facilities will be landscaped with native species.

2.5 IMPACT #9: NATURAL RESOURCES

The project is not located in a critical environmental area, but certain natural resources have been identified to exist, or to potentially exist, on the property.

There are three identified wetland areas in the vicinity, two on the property and one to the west of the entrance drive. No disturbance or fill inside these wetlands is proposed, and the SWPPP has been designed to avoid impacts to them due to stormwater runoff, erosion, or sedimentation.

Wetland "A" is under NYSDEC jurisdiction, also known as "GR-1", a Class IV wetland. Approximately 2.99 acres are on the property itself. Disturbance of its regulated 100-foot adjacent area is proposed to widen the entrance drive, required for emergency access to the site, and provide proper drainage and stormwater mitigation. An application has been sent to the NYSDEC for a Freshwater Wetlands permit, to permit this disturbance of the adjacent area.

Wetland "B" is under ACOE jurisdiction, classified mostly as PFO1E with a PSS1E system. Approximately 3.45 acres are on the property itself. The wetlands to the west of the entrance drive

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are also ACOE jurisdiction.

There is potential for Indiana Bat roosting habitat in the trees on the project. In accordance with NYSDEC guidance, tree cutting will be restricted to the timeframe from October 1st to March 31st, when the bats are not expected to be roosting in the trees.

Bog turtles have been documented within one mile of the project site, so a Phase 1 Bog Turtle Habitat Survey was prepared by ERS Consultants in July 2022. It investigated the wetlands areas and found "no potential suitable bog turtle habitat."

The project uses groundwater for potable water and will result in discharges of wastewater and stormwater runoff. A SWPPP has been prepared including mitigation measures of erosion, and quality and quantity of runoff. Wastewater will be disposed of in subsurface sewage disposal systems, meeting all applicable NYSDEC and OCDOH standards and located over 100 feet from the wetlands.

2.6 IMPACT #10: EROSION, FLOODING, OR DRAINAGE

The project involves approximately 13.7 acres of ground disturbance, and an increase of approximately 2.72 acres of impervious surfaces, implying the possibility of erosion, sedimentation, or increases in runoff volumes. A SWPPP has been prepared for the project, with stormwater runoff mitigation and erosion control measures designed to NYSDEC standards and reviewed by the Town of Warwick Engineer. It addresses NYSDEC requirements for mitigating impacts on flooding, for runoff reduction, and for stormwater quality treatment.

To reduce the potential for erosion and comply with the current NYSDEC SPDES General Construction Permit GP-0-20-001, the project has been split into 6 construction phases, such that no more than 5 acres are left disturbed at a time.

During construction, temporary structural erosion control practices will include check dams, temporary seeding, construction road stabilization, dust control, level spreaders, sediment traps, silt fence, and a stabilized construction entrance. Post construction, permanent practices will include land grading, permanent seeding, and rock outlet protection. To reduce dust, the first 500 feet of the entrance drive will be paved with asphalt, and the remainder of the entrance drive, internal driveways, and parking areas will have a layer of clean stone over top of compacted item 4 material.

On-site drainage will be provided by swales, culverts, and catch basins, as shown on the plans. Four bioretention basins will be built to provide permanent water quality mitigation. With the addition of two detention basins, the project will reduce peak discharge rates of stormwater

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compared to existing conditions.

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the project by Engineering & Surveying Properties, P.C., last revised 9/25/24. The SWPPP includes stormwater runoff mitigation and erosion control entirely on-site, designed to NYSDEC standards and reviewed by the Town of Warwick Engineer. No disturbance of wetlands is proposed. Disturbance of adjacent areas to wetlands is required, and is currently being reviewed by the NYSDEC for their approval of a Freshwater Wetlands permit.

The Federal Emergency Management Agency (FEMA) maps show that a small portion of the property lies within their projected 100-year flood zone. Construction is not proposed within that flood plain. The NYSDEC has required the preparation of a Community Risk and Resiliency Act Narrative (CRRAN) for the project, investigating the project's susceptibility to flood risk and its conformity with the NYSDEC's guidance. The report was prepared and submitted to the NYSDEC, and is included as Appendix 4 of this narrative. The report found that this project will use a number of natural resilience measures to reduce risks, and will keep its buildings outside of areas of projected future flooding.

2.7 IMPACT #11: ENVIRONMENTAL RESOURCES OR HUMAN HEALTH

The project does not involve any hazardous waste or outdoor storage of chemicals. Solid waste will be stored in lidded dumpsters and regularly removed from the site.

Wastewater will be disposed of by an existing subsurface sewage disposal system, and five new systems reviewed and approved by the OCDOH, meeting all separation requirements for avoiding impacts to human health or to the wetland areas.

A Phase I Environmental Site Assessment (ESA) was prepared for the property in October 2021 by ERS Consultants. The report found "no evidence of recognized environmental conditions in connection with the property."

A pool for guests, and food service in the lodge building, are proposed in Phase 4 of the project. These will be designed to OCDOH standards for public health and safety and be reviewed by the OCDOH for their approval.

2.8 OTHER ENVIRONMENTAL CONSIDERATIONS

The following additional materials were considered as part of the Planning Board's SEQR determination:

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- Environmental Phase 1 Site Assessment, dated October 2021, prepared by ERS Consultants, Inc
- Phase 1 Bog Turtle Habitat Survey, dated July 2022, prepared by ERS Consultants, Inc.
- Traffic Study, dated 8/31/22, prepared by Creighton Manning.
- Phase 1 Archaeological Investigation, dated May 2022, prepared by Alfred Cammisa of Tracker Archaeology
- Stormwater Pollution Prevention Plan report, dated 10/25/23
- Water Well Completion Report, dated 3/7/23, completed by Turnbull Drilling.
- NYSDEC Notice of Incomplete Application, Article 24 Freshwater Wetland Permit, dated 5/17/23.

INN THE FIELDS
5 Hathorn Road
Warwick, NY 10990
Mountain Green Partners LLC

Annual Revenue Projections – Three Years

Revenue – Year One

Rooms - \$385 x 24 rooms x 365 @ 50 % occupancy	\$1,686,300
Property rental for events – 8 weekends @ 15K per weekend	120,000
Caretakers Cottage rental – \$650 per night x 156 nights	101,400
Food (24rms X 3 days X 2 people X 26 weekends x \$10)	37,440
Beverage (24rms x 3 days x 2 people x 26 x 1 drinks \$13)	48,672
Hotel Store – (24 rms x 2 people x 26 weekends x \$15)	<u>18,720</u>
Total Sales	\$2,012,532
Total Operating expenses	<u>1,687,812</u>
Net Income	\$ 324,720

Revenue -Year Two

Rooms – \$395 x 24 rooms x 365 @ 55 % occupancy	\$1,903,110
Property rental for events - 16 weekends \$15,500 per weekend	248,000
Caretakers Cottage – \$685 per night x 156 nights	106,860
Food – (24 rms x 3 days x 2 people x 30 weekends x \$12)	51,840
Beverage – (24 rms x 3 days x 2 people x 30 x 1 drink @ 13 ea.)	56,160
Hotel Store – (24 x 2 people x 30 wk. ends x \$15)	<u>21,600</u>
Total Sales	\$2,387,570
Total Operating Expenses	<u>\$1,823,000</u>
Net Income	\$ 564,570

Revenue- Year Three

Rooms – \$420 x 24 rms x 365 @ 60 % occupancy	\$2,207,520
Property rental for events 20 weekends x 16K per weekend	320,000
Caretakers Cottage – \$725 per night x 165 nights	119,625
Food – (24 rms x 3 days x 2 people x 32 weekends x \$15)	69,120
Beverage – (24 rms x 3 days x 2 people x 32 weekends x \$13)	59,904
Hotel Store – (24 rms x 2 people x 32 wk. End x \$15)	<u>23,040</u>
Total Sales	\$2,799,209
Total Operating Expenses	<u>2,065,476</u>
Net Income	\$ 733,733

Project Description: Page 12 H

The project will be called INN THE FIELDS Hotel and resort. It is situated on a bucolic 29-acre site and located one mile from the center of downtown Warwick.

INN THE FIELDS will be designed to respect and preserve the natural surroundings and open spaces. The northern field of approximately eight acres will remain an active hayfield, farmed by the neighboring dairy farmer.

The first phase of the project will consist of a 24-room, approximately 15,000 square foot hotel building, which will include a lounge area with a fireplace, dining area, bar and kitchen. All hotel furnishings and equipment will be included. An outdoor patio and sidewalks around the hotel and a seasonal swimming pool and associated filtration system and pool furnishings will be included. The hotel will include a previously approved septic system and fire sprinkler system and related water storage tank and pump system. A water line and pump from the existing well will be installed for the hotel and a chlorination system will be installed to treat the water as required by OCDOH.

A previously renovated three-bedroom farmhouse and an existing 2,400 sq. ft. multi-purpose "barn" will be incorporated into the first phase. No new work is necessary for the house. The barn will require the addition of restrooms and a previously approved septic system.

The entrance drive will be widened and will include a new culvert to cross a stream. The first 500 feet of the entrance drive will be paved with asphalt. All remaining driveways and parking lots to be constructed will be gravel. An emergency vehicle entrance will be built on the west side of the project with access to County Route 1. The entrance to County Rt. 1 will be paved for the first twenty feet as required by OCDPW, the remainder will be gravel.

Stormwater management ponds and associated drainage and landscaping will be constructed.

Page 13 – J, Economic Benefit to the community:

Warwick has an extremely active and growing Agri-tourism industry. Many of our visitors come from NYC and Long Island as well as from neighboring counties and states.

INN THE FIELDS HOTEL will be an easy walk to Warwick's downtown business district. Our guests will patronize the many shops and eating and drinking establishments along main street. In addition to enhancing the viability of Warwick as a vacation destination, our presence will allow visitors to extend their day trips, resulting in more time and money being spent in the area and will help to support and increase employment at a myriad of different community businesses.

Visitors attending weddings and events at INN THE FIELDS will provide a source of new customers for local community businesses as we are very close in proximity to farm stands, wineries, breweries, orchards and cideries, a drive-in movie theater and a bowling alley. Local companies offering catering, food trucks, party rental and equipment and other provisions will have new business opportunities from the newly created event space. Additionally, INN THE FIELDS will create approximately 18 to 24 new local jobs at the hotel and approximately 50 construction jobs over the build out period.

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VILLAGE OF WARWICK
INCORPORATED 1867

August 12, 2025

Orange County Industrial Development Agency
4 Crotty Lane, Suite 100
New Windsor, NY 12553

To the Members of the Orange County Industrial Development Agency,

I am pleased to offer my support for the proposed Inn the Fields Hotel in Warwick, New York. Our community has become a sought-after destination for agritourism, the arts, and outdoor recreation throughout the year, yet we continue to face a shortage of accommodations that match the charm and character of our area.

Warwick welcomes thousands of visitors each year, from the 30,000+ who attend Applefest—Orange County's largest annual festival—since its inception in 1989, to those drawn by our wineries, ski slopes, cultural venues, and vibrant downtown. With limited overnight lodging options, we miss opportunities to encourage longer stays and further boost our local economy.

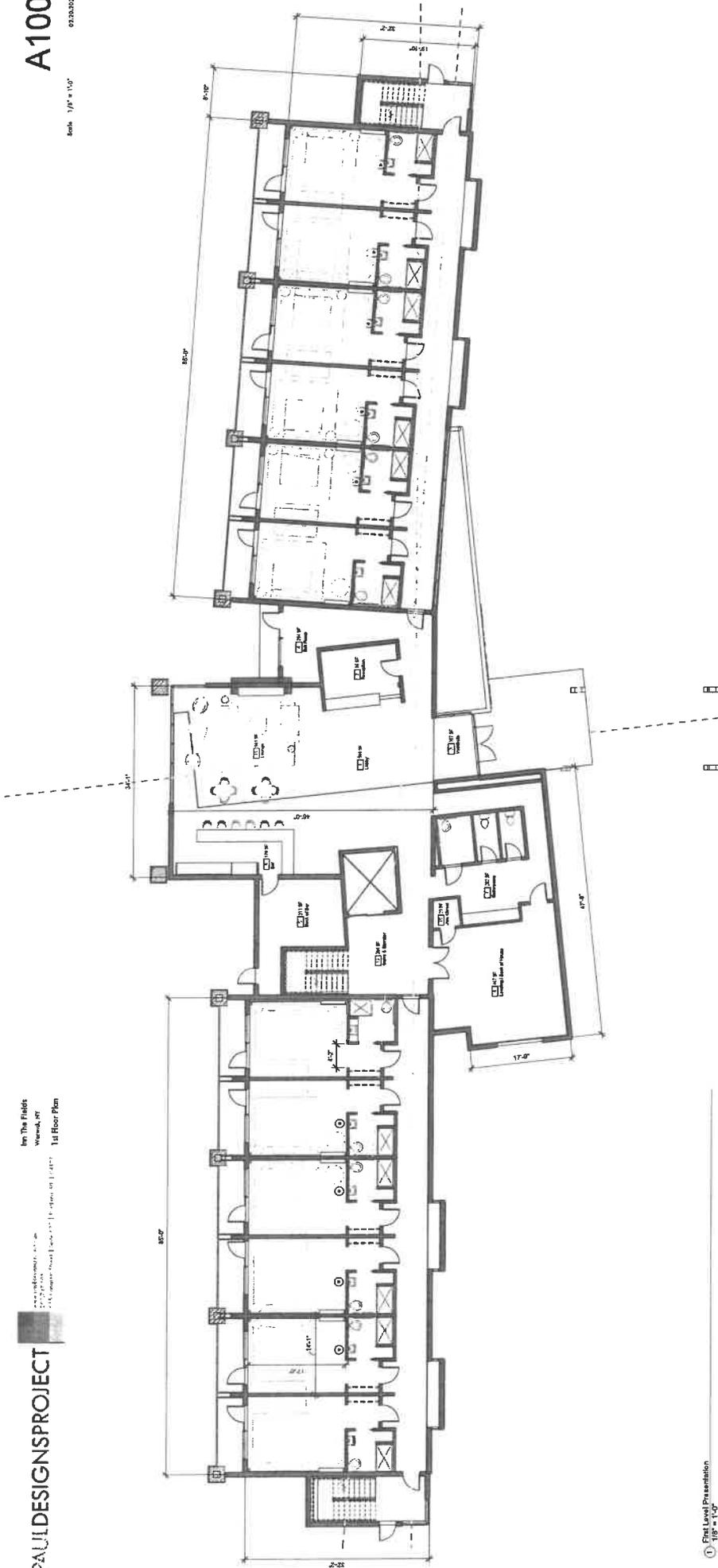
Inn the Fields will address that gap, offering a resort-quality experience that harmonizes with Warwick's scenic landscape. Its developers, who are both lifelong residents and respected business owners, bring a deep commitment to our community's success and vitality.

I believe this project will be a meaningful asset to Warwick and the greater Mid-Hudson region, enhancing both our tourism appeal and economic growth.

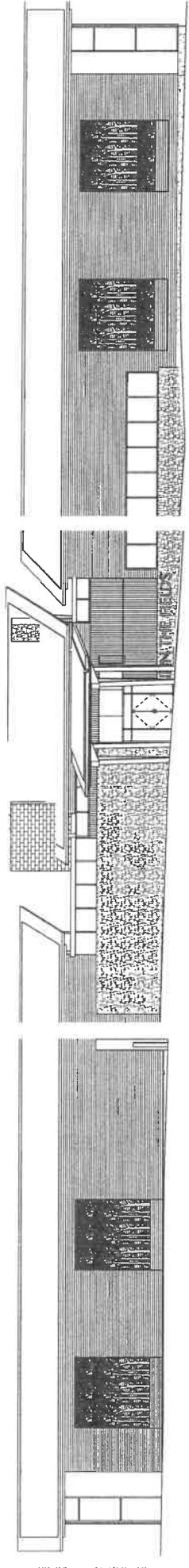
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Newhard". The signature is fluid and cursive.

Michael Newhard
Mayor, Village of Warwick



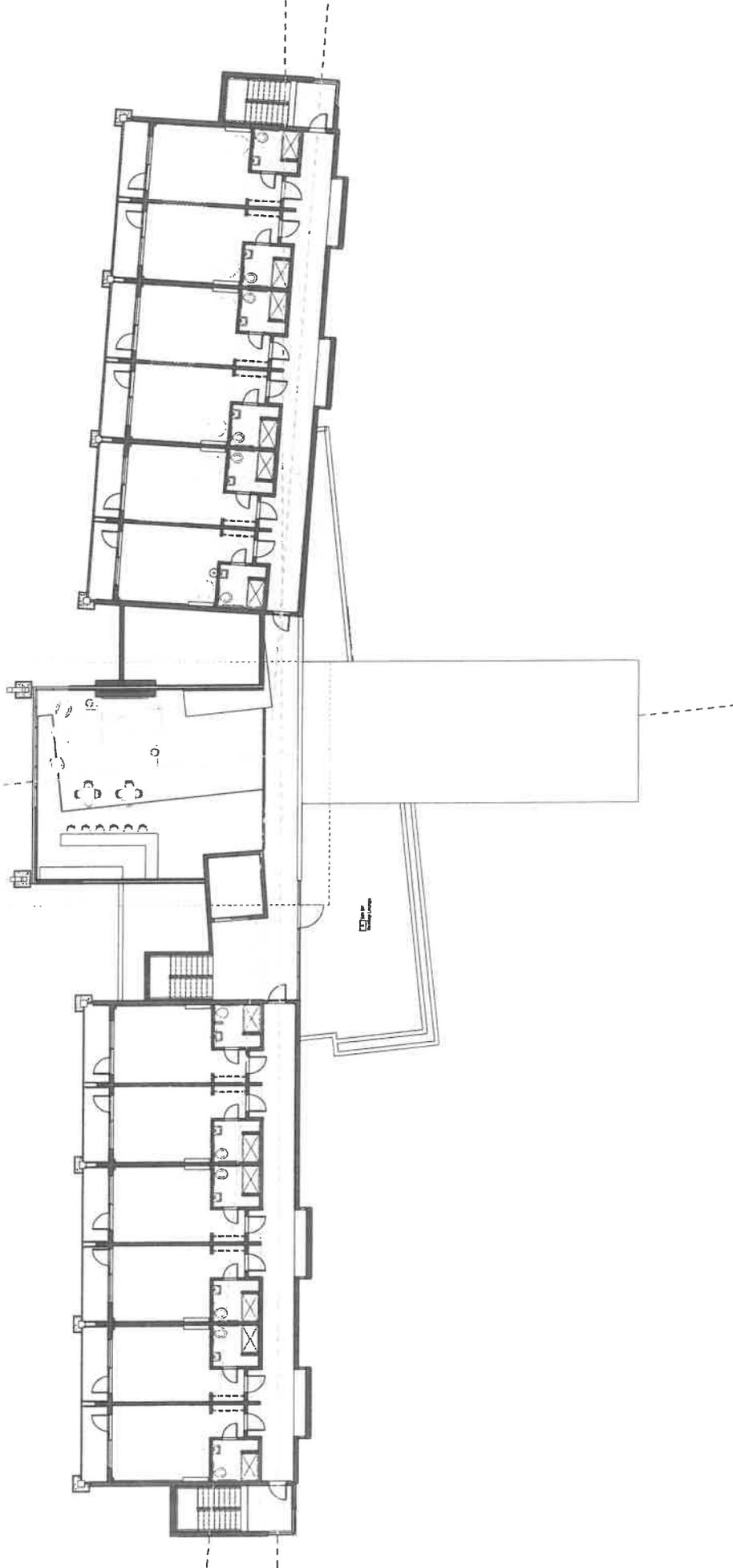
1 First Level Presentation
1/8" = 1'-0"

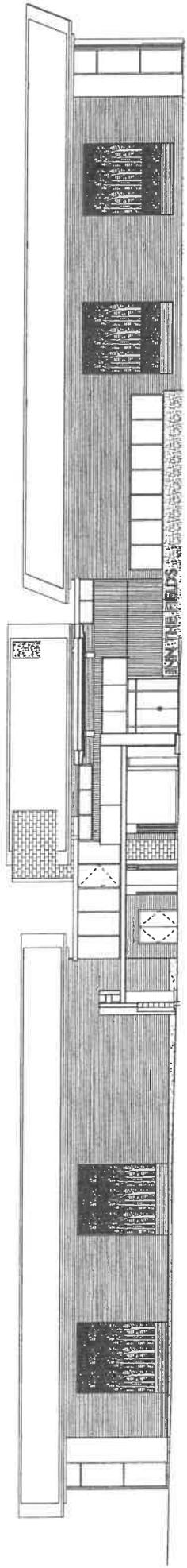


2 Elevation - Angle A
1/8" = 1'-0"

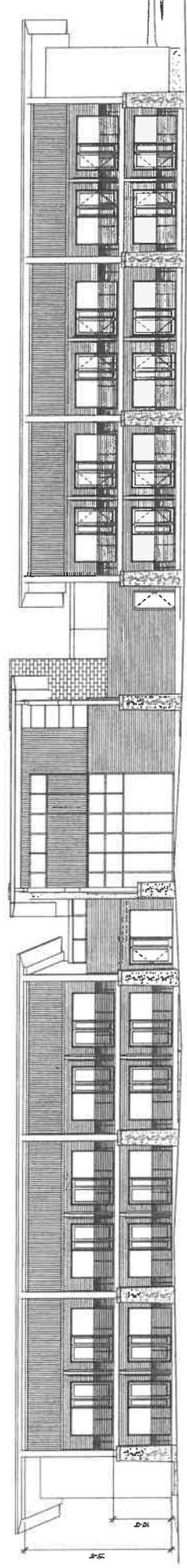
3 Elevation - Angle B
1/8" = 1'-0"

4 Elevation - Angle C
1/8" = 1'-0"

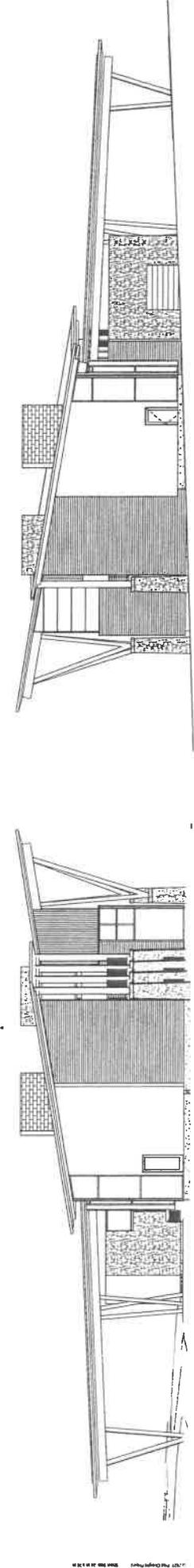




② Elevation - North
1/8" = 1'-0"

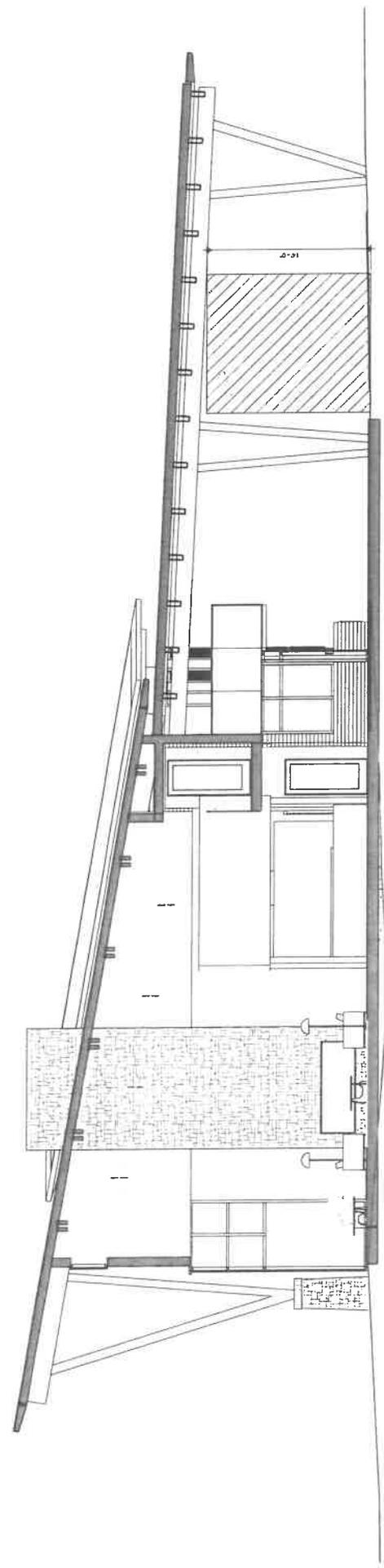


① Elevation - South
1/8" = 1'-0"

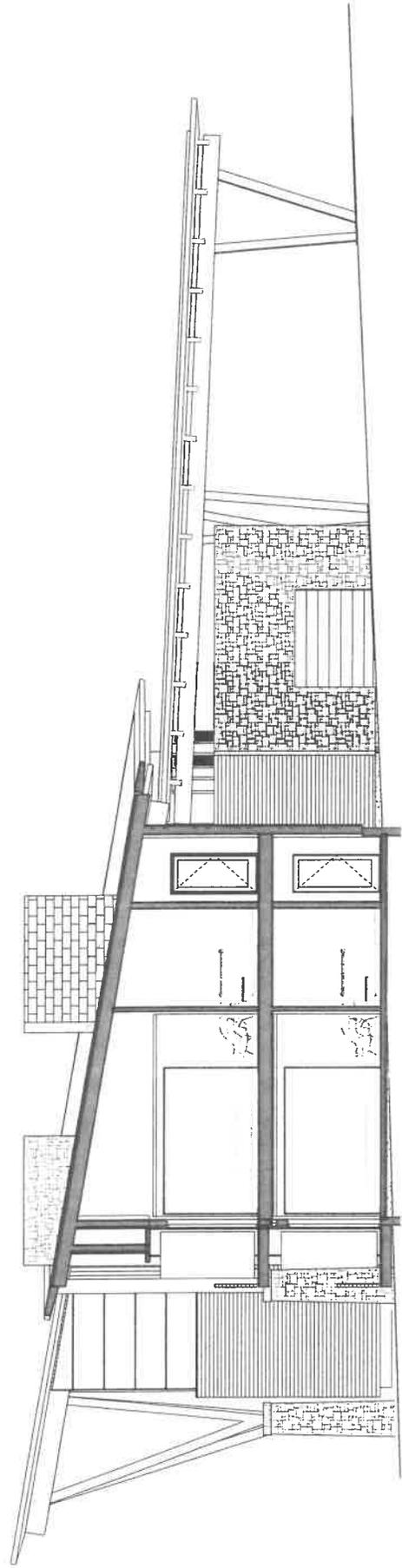


③ Elevation - West
1/8" = 1'-0"

④ Elevation - East
1/8" = 1'-0"



1 Building Section 1
1/4" = 1'-0"



2 Building Section 2
1/4" = 1'-0"





