

1 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
STATE OF NEW YORK

2 -----x

3 In The Matter of

4 Re: MOUNTAIN GREEN PARTNERS LLC

5 -----x

6 November 20, 2025  
7 11:00 a.m.  
Town of Warwick Town Hall  
8 132 Kings Highway  
Warwick, New York 10990

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12 B E F O R E: WILLIAM FIORAVANTI  
CEO OCNYIDA

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FRANCES ROTH  
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2 A P P E A R A N C E S:

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4 WILLIAM FIORAVANTI  
5 CEO OCNYIDA  
6 4 Crotty Lane  
7 New Windsor, New York 12553

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7 Kelly Reilly  
8 Project Manager

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## MOUNTAIN GREEN PARTNERS LLC

1 MR. FIORAVANTI: This is a public hearing  
2 for the Orange County IDA for the matter of  
3 incentives being considered for Mountain Green  
4 Partners LLC. It is 11:05 a.m. now, today,  
5 Wednesday, November 20th, thanks for everyone  
6 that's here in person and those that are joining  
7 us online. We're going to actually start by  
8 giving the Pledge of Allegiance if we could  
9 please.

10 (Whereupon, the Pledge of Allegiance was  
11 recited.)

12 MR. FIORAVANTI: Thank you. I'm just going  
13 to go through attendance. Myself, I'm Bill  
14 Fioravanti, C.E.O. of the Orange County IDA, also  
15 our Director of Administration, Kelly Reilly is  
16 with us, our stenographer, Miss Frances Roth. We  
17 also have in attendance our Town Supervisor,  
18 Mr. Jesse Dwyer, thanks for joining us, the  
19 applicant, Mr. Steven Sullivan, his counsel, Mr.  
20 Robert Krahulik. And we have two guests from the  
21 Orange County Department of Tourism and Film, Ms.  
22 Amanda Dana, the Director, and Rachel Carr, thank  
23 you for being here as well. That's everyone in  
24 person. Just to let you know how this will run,  
25 it's very simple, I'm going to start by reading

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1 the notice of public hearing that was put out, it  
2 was advertised in the paper, it's been on our  
3 website for weeks now, we'll go through that and  
4 then we will open the floor to comments. In  
5 addition to public comments we'll receive today  
6 we're going to accept written comments to the IDA  
7 directed and addressed to the IDA until  
8 Wednesday, December 10th at 5:00 p.m. so if there  
9 are any additional comments from the public we  
10 will accept those at the IDA. So I'm going to  
11 start with the notice of public hearing and then  
12 we'll ask the applicant to give a brief  
13 presentation overview of the project itself.  
14 Notice is hereby given that a public hearing  
15 pursuant to Article 18-A of the New York State  
16 Municipal Law will be held by the Orange County  
17 Industrial Development Agency, known as the  
18 Agency, on November 20, 2025 at 11:00 a.m. at the  
19 Warwick Town Hall, 132 King's Highway, Warwick,  
20 New York 10990. The public hearing will concern  
21 the Agency's providing financial assistance for a  
22 project more fully described below. Mountain  
23 Green Partners LLC, known as the Applicant, has  
24 requested that the Agency provide financial  
25 assistance for a proposed project in the Town of

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1 Warwick, New York, consisting of construction and  
2 redevelopment of an underutilized property  
3 located at 5 Hathorn Road, Warwick, New York,  
4 known as the Premises in the Town of Warwick,  
5 collectively known as the Project. The estimated  
6 cost of the Project is approximately \$7,460,000.  
7 The Project will include the construction and  
8 redevelopment of the premises to be used as a  
9 hotel and administrative office for the  
10 acquisition of machinery and equipment related  
11 thereto. The requested financial assistance will  
12 include (i) the providing of an exemption from  
13 sales tax up to \$322,968 for amounts expended for  
14 the renovation, furnishing and equipping of the  
15 facility for expenditures up to \$3,975,000; and  
16 (ii) payment in lieu of tax benefits, known as  
17 the PILOT, in amounts to be established. Copies  
18 of the Applicant's application for financial  
19 assistance, including an analysis of the costs  
20 and benefits of the proposed project, will be  
21 available for review by interested persons from  
22 the date of the publication of this notice to the  
23 date of the public hearing for the Project at the  
24 offices of the Agency at 4 Crotty Lane, Suite  
25 100, New Windsor, New York 12553 during normal

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1 business hours upon reasonable notice to the  
2 Agency. The telephone phone number of the Agency  
3 is (845)220-2208. The Agency will at the above  
4 stated time and place hear all persons with views  
5 in favor of or opposed to the providing of the  
6 financial assistance described herein. A  
7 representative of the Agency will be at the  
8 above-stated time and place to hear oral comments  
9 and accept written comments from all persons with  
10 views in favor of or opposed to the granting of  
11 any of the foregoing financial assistance or the  
12 location or nature of the Project. This is dated  
13 October 20, 2025 by myself, William Fioravanti,  
14 Chief Executive Officer. So those are the  
15 details. At this time I'd like to ask the  
16 applicant, Mr. Steven Sullivan, if you'd provide  
17 a brief overview of the Project. We do have our  
18 camera here for the public but I want to make  
19 sure the audience can get a look as well, so if  
20 you can kind of Vanna White it for us for a  
21 little bit.

22 MR. SULLIVAN: Hello everybody, I'm Steve  
23 Sullivan, I'm the managing partner of Mountain  
24 Green Partners LLC which consists of my wife and  
25 I. We are proposing to build a 24 room hotel and

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1 resort concept just about a mile from here in the  
2 Town of Warwick on the other side of the village.  
3 This is a site plan of the hotel and the  
4 property. The hotel is located right here, we  
5 also as additional phases of the project, have  
6 cabins, pavilion, swimming pool, the swimming  
7 pool will actually be included in the first phase  
8 of the project so we're trying to present this  
9 project, build this project under the landscape  
10 resort type concept where you visit the site, you  
11 can stay for a day, you can stay for a week, we  
12 have 30 acres of, 30 acres that are very natural,  
13 it's a very bucolic setting, so you can spend  
14 time reading a book somewhere under a tree. We  
15 also have a barn that's available for, as a  
16 community center where you can relax in the barn,  
17 there's a fireplace there. The barn, the  
18 property, the hotel will also be available for  
19 events, local events, weddings, whatever type of  
20 event would be desirable. So we have as I  
21 mentioned 30 acres, it's set back behind the  
22 Warwick cemetery and the old stone house  
23 restaurant so we have two entrances, one entrance  
24 actually coming in about 1,800 feet and we will  
25 also construct an emergency access road so the

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1 property will be available for emergency  
2 vehicles, hopefully we'll never ever have to have  
3 that circumstance arise. But that's pretty much  
4 it in a nutshell, 24 rooms, we will have a small  
5 lounge in the center of the hotel. There will be  
6 a bar seating approximately eight people, we  
7 don't, our intention is not to have a full blown  
8 restaurant at this time but we will have food  
9 capability, continental breakfast, if we're going  
10 to serve alcohol which at some point we will be  
11 required also to have a limited menu of some sort  
12 so we will have a kitchen and it will be a nice  
13 place to relax.

14 MR. FIORAVANTI: Mr. Sullivan, one other  
15 thing if you would could you briefly summarize  
16 what you see as the advantages or the benefits of  
17 this project for the town, for the county,  
18 economic and otherwise?

19 MR. SULLIVAN: Sure. So initially we  
20 believe that we will employ on a temporary basis  
21 probably 50 construction jobs, within the first  
22 three years of the project we intend to employ  
23 close to 20 people part-time and full-time  
24 positions, we will have a full time general  
25 manager position, full time building maintenance

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1 and grounds, some part time people to fill in.  
2 If we're doing a lot of events which we certainly  
3 hope to that should be a good shot in the arm for  
4 the local businesses that supply things like  
5 tents and tables and all the flowers and things  
6 that go along with weddings and any type of event  
7 so that should be a good boost for those types of  
8 businesses. We're literally a five minute walk  
9 from the main street of the Village of Warwick so  
10 we anticipate that a lot of our guests will spend  
11 a lot of time in the Village of Warwick  
12 restaurants and shops. We're also just a five  
13 minute walk from several orchards and farms so  
14 that is a big part of our agra-tourism industry  
15 here in Warwick and literally people could walk  
16 to two orchards that are within a five minute  
17 walk. We have a farmstand, the neighboring  
18 farmer has a nice farmstand that would benefit  
19 from the hotel. Additionally, there are wineries  
20 and breweries within literally a five minute  
21 drive, ten minute drive around Warwick, they  
22 would all benefit. We don't currently have a  
23 hotel here in Warwick so a lot of people are just  
24 day trippers, we think that our project will  
25 convert many day trippers into weekenders and

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1 we're actually hoping that as we get established  
2 we become a destination type resort where you can  
3 bring your family for several days. So we think  
4 that it is a project that's long overdue for  
5 Warwick and I think we will be a big benefit to  
6 people in the community. Right now if you're  
7 having a wedding or God forbid a funeral or some  
8 sort of family event you need to bring people in  
9 from out of town there's really no place locally  
10 where you can spend time overnight so I think  
11 we're going to fill a need and help a lot of  
12 local businesses in the process.

13 MR. FIORAVANTI: Great, thank you. If you'd  
14 leave that still posted up there so one of our  
15 cameras can catch it, you can take your seat.  
16 Thanks for that overview for sure. And at this  
17 time we'll get right to public comment. If  
18 there's anyone that would like to make a comment  
19 please for the record please come on up. Please  
20 just state your name and title and give us your  
21 comments.

22 MS. DANA: My name is Amanda Dana, I'm  
23 Director of Tourism for Orange County. I'm here  
24 with my colleague, Rachel Carr. Steve, to repeat  
25 what you said about the need I'll go right into

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1 the need. There is absolutely a need for this  
2 type of a facility and wonderful recreation in  
3 our Town of Warwick. The Town of Warwick is one  
4 of our top gems in Orange County for tourism. It  
5 attracts so many folks from all around the metro  
6 New York area, especially Connecticut, New Jersey  
7 and we know that, we see that, we want more  
8 visitors to come to the Town of Warwick and  
9 appreciate what we have. The one thing that has  
10 come up to us continuously whether it be through  
11 group travel or travel writers is that Warwick  
12 has a deficit of lodging and we feel that this  
13 type of a project is exactly what the town needs.  
14 And we have a case out there that we have talked  
15 about, Steve, that is a replica in a way of what  
16 you're trying to do that is called Wild Fire  
17 Farms, that's out in Gardiner. Now I say this  
18 because they took a chance with this model but  
19 it's been one of our top performing properties in  
20 the State of New York and that's right here in  
21 the Hudson Valley, the same type of concept that  
22 you're looking to do is exactly what was up  
23 there, yours does have the 24 room hotel, they  
24 have a hotel, they have their lodging. I'm  
25 looking forward to the second phase too by the

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1 way, this is specific to the hotel and pool, but  
2 the second phase I'm really excited about too.  
3 And just think about how many millions of people  
4 coming into the Hudson Valley coming here would  
5 absolutely enjoy this. And when we are saying  
6 convert the day trippers we really mean that,  
7 it's part of our mission in Orange County  
8 tourism. We have a lot of day trippers and we  
9 would like to convert them to overnights. People  
10 spend more money when they stay overnight in your  
11 villages, in your towns absolutely, it's been  
12 proven time and time again. So I stand here in  
13 favor as part of the county and the tourism  
14 office in favor of the benefits and I really hope  
15 you strongly consider moving this forward and  
16 accepting this package. Thank you.

17 MR. FIORAVANTI: Thanks very much.

18 SUPERVISOR DWYER: So I will make a comment.  
19 I'm Jesse Dwyer, Town Supervisor, Town of  
20 Warwick. As you know as well as Steve the town  
21 is taking a neutral position on granting the  
22 PILOT, we're neither opposing nor supporting the  
23 PILOT. But I do want to make it very clear that  
24 the town board very much supports the project and  
25 the concept for many of the reasons that you

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1 stated before, Town of Warwick does not have  
2 overnight accommodations or at least that many of  
3 them so we're sending a lot of tourists to  
4 Vernon, Chester and other places around  
5 Westchester maybe, they're not staying here for a  
6 weekend, they're not staying here for multiple  
7 days so they're spending that extra money  
8 elsewhere. We also don't want a big box hotel,  
9 nothing against Hampton Inn, but that's not what  
10 we want in Warwick, we want this boutique style  
11 hotel, we want this tucked away accommodation  
12 that's almost like a resort that you will not see  
13 from the road even though it will be a very  
14 charming and esthetically hotel it's not  
15 something that you'll see or ever know exists, it  
16 will be tucked away in the fields, right. So the  
17 town board is very much supportive of the project  
18 taking a neutral position on the PILOT, we look  
19 forward to receiving and reading public input  
20 that may be submitted over the next couple weeks  
21 as you keep open the public hearing and we'll  
22 take that into consideration. But overall Steve  
23 and his wife are local residents in the Town of  
24 Warwick, very much a part of our community, a  
25 part of our town, they have the best interests in

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1 mind for our town and we know that they're going  
2 to do a wonderful job with the project so we  
3 support them and this project fully.

4 MR. FIORAVANTI: Thank you, Mr. Supervisor,  
5 appreciate that. Any other public comment at  
6 this time? It is 11:20, I don't know that we're  
7 going to get too many others coming in at this  
8 point so I think if that's it I think we're going  
9 to close this public hearing at this time, 11:20,  
10 today on Wednesday, the 20th for Mountain Green  
11 Partners LLC. I do want to remind everyone  
12 especially the public if you're tuning in via  
13 livestream that all the comments relating to this  
14 project, the application, this notice, anything  
15 that the board is going to see or consider, the  
16 transcript of this hearing will be available on  
17 the IDA's website, of course we're the Orange  
18 County New York IDA so it's OCNYYIDA.COM, you go  
19 to our home page and select the project tab  
20 you'll be able to view, this is under the  
21 corporate name here, the company LLC name of  
22 Mountain Green Partners LLC, it's also we'll say  
23 Inn the Fields which is what the project will be  
24 known as, so you'll find all the information  
25 there. If you have any questions that you're not

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1 finding something contact our office, the phone  
2 number is (845)234-4192, you can call us, you can  
3 e-mail us, we'll answer any questions you have.  
4 Again, we're going to leave the availability for  
5 additional public comment on this matter open  
6 until December 10th, Wednesday the 10th at  
7 5:00 p.m. so just send that to the IDA as well at  
8 that time. We consider this public hearing  
9 closed. Thank you all for coming, have a great  
10 day.

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14 (Proceedings concluded at 11:20 a.m.)

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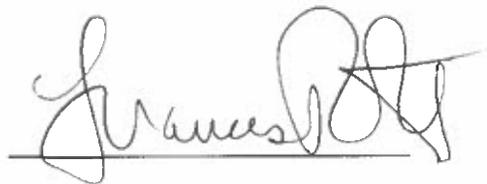
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C-E-R-T-I-F-I-C-A-T-I-O-N

I, FRANCES ROTH, a Stenographic Reporter and Notary Public of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony, as given, to the best of my knowledge and belief, the same having been stenographically recorded by me and transcribed under my supervision.

That I am not related to any of the parties involved in this matter, and that I have no personal interest whatsoever in the outcome thereof.

A handwritten signature in cursive script, appearing to read "Frances Roth", written over a horizontal line.

FRANCES ROTH