

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on March 3, 2023, at 3:00 p.m. local time, at the Wawayanda Town Hall, 80 Ridgebury Hill Road, Slate Hill, New York 10973, New York, in connection with the following matter:

Scannell Properties #600, LLC and Amazon.com Services LLC, each a Delaware limited liability company, each for itself or on behalf of an entity to be formed (collectively, the "Company"), requested the Agency undertake a project (the "Project") consisting of: (A)(i) the acquisition of a leasehold interest in an aggregate approximately 100 acres of land located at 22 McBride Road (Tax Map No. 15-1-63.21), Hoops Road (Tax Map No. 11-1-34.34) and portions of the following: 3079 Route 6 (Tax Map No. 11-1-34.1), 3141 Route 6 (Tax Map No. 11-1-41), 3071 Route 6 (Tax Map No. 11-1-34.31), Hoops Road (Tax Map No. 11-1-34.32) and Hoops Road (Tax Map No. 11-1-34.33), all in Wawayanda, New York (collectively, the "Land"); (ii) the demolition of certain structures and the construction of an approximately 925,000 sq.ft. distribution center/warehouse, including office space, specializing in distribution and delivery, site improvements including stormwater controls, utility improvements, including but not limited to, water, sewer, pumpstation, electric, gas, car parking spaces, trailer/truck storage spaces, loading docks, dark-sky compliant lighting, sound barrier walls and landscaping (collectively, the "Facility"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (collectively, the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax and mortgage recording tax (collectively, the "Financial Assistance"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement.

The Company will be the initial owner or operator of the Project.

The Agency will at the above-stated time hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project.

A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Ln #100, New Windsor, NY 12553 or on its website at <https://www.ocnyida.com>.

Dated: February 16, 2023

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY