

FINAL RESOLUTION

(Scannell Properties #600, LLC and Amazon.com Services LLC Project)

A regular meeting of the Orange County Industrial Development Agency held on May 17, 2023 at 5:30 p.m. (local time) at the Orange County Government Center Community Room, 255 Main Street, Goshen, New York.

The meeting was called to order by William Fioravanti and upon the roll being duly called, the following members were:

MEMBERS PRESENT: Dean Tamburri (Zoom), Sue Walski, Vincent Odock, Marc Greene, James Rinaldi, Giovanni Palladino

THE FOLLOWING PERSONS WERE ALSO PRESENT: Bill Fioravanti, Kelly Reilly, Marty Borrás, Sue Katzoff (Zoom), Chris Canada, Bill Kaplan, Carmen Cole, Nancy Proyect, Jim O'Donnell, Jonathan Gatsik, Glendowyn Thames, Bob Murry, Jonathan Greeley, Matt Boone, Kathleen McMorro, Matt Dorcas, Patty Mack, Matt Stoddard

The following Resolution was offered by G. Palladino and seconded by M. Greene:

RESOLUTION AUTHORIZING THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO: (I) UNDERTAKE, ACQUIRE, CONSTRUCT, EQUIP AND COMPLETE A PROJECT; (II) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE PROJECT; (III) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF EXEMPTIONS FROM STATE AND LOCAL SALES AND USE TAX AND MORTGAGE RECORDING TAX; AND (IV) EXECUTE AND DELIVER CERTAIN DOCUMENTS IN CONJUNCTION WITH THE PROJECT

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 390 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "*Act*"), the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "*Agency*") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, 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*") has submitted an application (the "*Application*") to the Agency requesting the Agency's assistance with respect to a certain 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; and

WHEREAS, on February 15, 2023, the Agency undertook an initial review and analysis of the Application, asked for and received a presentation describing the Project from the Company, confirmed that the Agency was only being requested to provide Financial Assistance, as defined in the Act, for State and local sales and use tax exemption for purchases and rentals related to the acquisition, construction, equipping and completion of the Project and a mortgage recording tax exemption for financing related to the Project, and adopted a resolution (the "Initial Resolution") accepting the Application and directing that a public hearing be held; and

WHEREAS, pursuant to General Municipal Law Section 859-a, on March 3, 2023, at 3:00 p.m. (local time), at Wawayanda Town Hall, 80 Ridgebury Hill Road, Slate Hill, New York 10973, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance being contemplated by the Agency (the "**Public Hearing**") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. Notice of the public hearing was published on February 19, 2023, in The Times Herald-Record, a newspaper of general circulation in the Town of Wawayanda and Orange County, New York and given to the chief executive officers of the affected tax jurisdictions by letters dated February 17, 2023. A copy of the transcript of the Public Hearing (the "**Transcript**") along with the Notice of Public Hearing are attached hereto as **Exhibit A**; and

WHEREAS, the Agency was provided with a copy of the Transcript ahead of this meeting and has reviewed the Transcript including comments from various constituents; and

WHEREAS, the Company was present at the Public Hearing, was provided with a copy of the Transcript, and has provided written correspondence to the Agency responsive to some of the comments and questions as contained within the Transcript; and

WHEREAS, in addition to hundreds of construction jobs created, the Project is projected to create 150 permanent full-time equivalent jobs within the first three (3) years following completion (the "**Jobs**"); and

WHEREAS, the Company anticipates expending approximately \$204,000,000 on the acquisition, construction, and equipping of the Project Facility. The Agency performed a cost benefit analysis ("**CBA**") relative to the Project and the resulting benefits to the village, town, county and school district and confirms that the economic benefits provided by the Project include an influx of spending in the community spurred by the presence of the Project and its employees. Most significantly, the Application indicates, and the CBA demonstrates that (i) approximately \$5,000,000 in new annual payroll/earnings will be realized as a result of the Jobs by year three of operations accruing to approximately \$49,000,000 in new payroll/earnings over the ten year period following construction completion; and

WHEREAS, the Project is not seeking any real property tax incentives from the Agency. As such, in addition to the creation of the Jobs and new payroll/earnings of approximately \$49,000,000 over ten years, the Project will generate significant increases in real property tax revenue for all taxing jurisdictions over the life of the Project; and

WHEREAS, after completing the CBA, the total local economic investment/impact is \$165,000,000 resulting in a benefit-to-cost ratio to the County of 43:1, meaning that for every \$1 in benefits (incentives) provided by the Agency, this Project provides at least \$43 in benefits (payroll and tax revenue) to the public; and

WHEREAS, the Project meets the Agency's evaluative criteria contained in the Agency's Uniform Tax Exemption Policy and Guidelines for consideration of the provision of Financial Assistance and is subject to the Agency's policies including but not limited to recapture of benefits should the Project not meet its stated goals for job creation and investment; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "**SEQRA**"), the Agency is required to make a determination with respect to the environmental impact of any "action" (as said quoted term is defined in SEQRA) to be taken by the Agency and the approval of the Project constitutes such an action; and

WHEREAS, Scannell Properties #600, LLC prepared and submitted a Full Environmental Assessment Form ("**EAF**") to the Town of Wawayanda Planning Board to obtain approval for the Project; and

WHEREAS, the Town of Wawayanda Planning Board determined that the project before it and described in the EAF constituted a "Type I" action and appointed itself to act as "lead agency" for purposes of a conducting a "coordinated review" (as said quoted terms are defined in SEQRA); and

WHEREAS, the Agency received notice from the Town of Wawayanda Planning Board (the "**Town**") of its intent to act as lead agency, to which the Agency did not object, and on October 12, 2022, the Town, as lead agency, and consistent with the procedures and criteria set forth in 6 NYCRR 617.7, analyzed the relevant areas of environmental concern using the SEQRA standards

and ultimately determined that the project would not have a significant adverse impact on the environment, and adopted a Negative Declaration ("*Negative Declaration*"), a copy of which is attached hereto as **Exhibit "B"**; and

WHEREAS, the Agency has given due consideration to the Application, the Initial Resolution, the CBA, the comments received at the public hearing and additional comments provided by the Company to the Agency, and to representations by the Company that the provision of Financial Assistance: (i) will induce the Company to develop the Project Facility in Orange County (the "*County*"); (ii) will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or any other proposed occupant of the Project Facility from one area of New York State (the "*State*") to another area of the State or in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act; and to the extent occupants are relocating from one plant or facility to another, based upon the Company's application and representations, the Agency hereby finds that the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and (iii) the Project will serve the purposes of the Act by advancing job opportunities and the economic welfare of the people of the State and the County and improve their standard of living; and

WHEREAS, subject to compliance with the terms hereof and the execution and delivery of the Lease Documents (as defined hereinbelow) by each of Scannell Properties #600, LLC and/or Amazon.com Services LLC, as applicable, the Agency will: (i) designate the Company as its agent for the purpose of acquiring, constructing, equipping and completing the Project pursuant to a project agreement setting forth the Finance Assistance being provided (the "*Project Agreement*"); (ii) acquire a leasehold interest in the Project through the negotiation, execution and delivery of a lease agreement (the "*Lease Agreement*"), a leaseback agreement (the "*Leaseback Agreement*"), a bill of sale (the "*Bill of Sale*"), an environmental compliance and indemnification agreement (the "*Environmental Compliance and Indemnification Agreement*") and all other documents and certificates required by the Agency to confer the approved Financial Assistance, each of the foregoing with the Company (the "*Miscellaneous Documents*" and together with the Project Agreement, the Lease Agreement, the Leaseback Agreement, the Bill of Sale and the Environmental Compliance and Indemnification Agreement, collectively, the "*Lease Documents*"); (iii) secure the Company's borrowings with respect to the Project Facility by joining in one or more construction or permanent mortgages and assignment of leases and rents on the Project Facility in favor of the Company's lender(s); (iv) provide the Financial Assistance to the Company in the form of (a) State and local sales and use tax exemption for purchases and rentals related to the acquisition, construction, equipping and completion of the Project, and (b) a mortgage recording tax exemption for financing related to the Project; and

WHEREAS, the Lease Documents, in substantially similar form to those used for other projects, and related documents will be negotiated and presented to the Agency for execution and delivery subject to the approval of these resolutions.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The Company's Application was in a form acceptable to the Agency. Based upon a thorough and complete review of the Application and its accompanying materials and information and the representations made by the Company to the Agency in the Application, the Agency's Initial Resolution, the SEQRA Negative Declaration, the public hearing comments and additional comments submitted in writing to the Agency as well as those offered in response thereto by the Company and others at this meeting, the CBA including the costs of incentives so applied for and the anticipated new Jobs payroll/earning and new tax revenues to be generated by the Project, and Agency board member, review, discussion and consideration of same, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers and authority necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act and to take the actions contemplated herein; and

(B) Based upon the review by the Agency of the Application, the Agency, hereby ratifies, confirms, and adopts the SEQRA findings and the Negative Declaration dated October 12, 2022 of the Town of Wawayanda Planning Board; and

(C) The Project provides significant new job creation in the form of both new temporary construction jobs and new permanent jobs as well as increased revenue in the form of new real property taxes, sales and income tax. When combined with other direct and indirect economic benefits generated by the Project for the region the CBA demonstrates a 43:1 cost benefit ratio in favor of the County. As such, it is desirable and in the public interest for the Agency to undertake the Project and appoint the Company as its agent for purposes of acquiring, constructing, equipping and completing the Project and to grant the Financial Assistance and the Agency hereby authorizes same; and

(D) The action to be taken by the Agency will induce the Company to develop and operate the Project in the County, thereby increasing employment opportunities in the County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) The Project Facility constitutes a "project" within the meaning of the Act.

SECTION 2. Based upon representations and warranties made by the Company in the Application, the Agency hereby authorizes and approves: (a) the Company, as its agent, to make purchases of goods and services relating to the Project, that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$117,143,483**, which result in New York State and local sales and use tax exemption benefits ("***Sales and Use Tax Exemption Benefits***") not to exceed **\$9,517,908**; and (b) exemption from mortgage recording taxes for one or more mortgages in the approximate amount of **\$1,149,756** in connection with the financing of the Project and any future financing, refinancing or permanent financing of the Project.

SECTION 3. The Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer of the Agency, acting individually, are each hereby authorized and directed, on behalf of the Agency, to negotiate and execute the Lease Documents, in form and substance similar to other such agreements and documents used by the Agency for similar transactions, with changes in terms and form as shall be consistent with this Resolution and as the Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer shall approve; provided, however, the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (D) and execute and deliver any such additional certificates, instruments, documents or affidavits, to pay any such other fees, charges and expenses, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred to herein, as approved by the Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer, and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this Resolution.

SECTION 4. Subject to the terms of this Resolution, the remittance by the Company of all fees and costs incurred by the Agency in connection with the Project, and the Company's execution, delivery and compliance of and with the Lease Documents within one year from the date hereof (unless otherwise authorized by the Agency), the Company is appointed as the true and lawful agent of the Agency and may utilize, and is hereby authorized to appoint, a Project operator, contractors, agents, subagents, subcontractors, contractors and subcontractors of such agents and subagents (collectively, "***Additional Agents***") in order to proceed with the construction, equipping and completion of the Project, all with the same powers and the same validity as if the Agency were acting in its own behalf, provided the Company execute, deliver and comply with the Lease Documents. The Company shall provide, or cause its Additional Agents to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project and the Company shall, and cause each Additional Agent, to make such records available to the State Commissioner of Taxation and Finance (the "***Commissioner***"). The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by the Project available to the Agency or its

designee upon request. For purposes of exemption from New York State (the “*State*”) sales and use taxation as part of the Financial Assistance requested, “sales and use taxation” shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the New York State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight.

SECTION 5. Pursuant to Section 875(3) of the New York General Municipal Law and/or the Agency's policies, which are all incorporated herein by reference, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any State and local Sales and Use Tax Exemption Benefits and/or any other Financial Assistance provided to the Company and/or the Project if there is a violation of the Act or the Agency's policies or in the event of a default under the Lease Documents by the Company. As a condition precedent of receiving Sales and Use Tax Exemption Benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall first agree to: (i) cooperate with the Agency in its efforts to recover or recapture any Sales and Use Tax Exemption Benefits; and (ii) promptly pay over any such amounts to the Agency that the Agency demands; and with respect to all other Financial Assistance the Company shall agree to cooperate with the Agency in its efforts to recover or recapture any Financial Assistance in the event of an uncured Default; and promptly pay over any such amounts to the Agency that the Agency demands.

SECTION 6. The obligation of the Agency to consummate any transaction contemplated herein or hereby is subject to and conditioned upon the Company's execution and delivery of the Lease Documents, all other documents set forth herein and the payment by the Company of all administrative, legal and other fees of the Agency.

SECTION 7. No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

SECTION 8. Should the Agency's participation in the Project, or the appointments made in accordance herewith, be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all losses arising from any such challenge including, but not limited to, the fees and disbursement of the Agency's counsel. Should any court of competent jurisdiction determine that the Agency is not authorized under the Act to participate in the Project, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to the Company hereunder or otherwise.

SECTION 9. Bousquet Holstein PLLC, as counsel to the Agency, is hereby authorized to work with the Company and others to prepare for submission to the Agency, all documents necessary to effectuate the grant of Financial Assistance and consummate the Lease Documents.

SECTION 10. The Secretary, the Chief Executive Officer and/or the Chief Operating Officer of the Agency are hereby authorized and may distribute copies of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

SECTION 11. The approvals provided for herein are contingent upon the Company's payment of all the Agency's fees and costs, including but not limited to attorney's fees.

SECTION 12. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Dean Tamburri	X			
Vincent Odock	X			
Marc Greene	X			
Giovanni Palladino	X			
James Rinaldi	X			
Susan Walski		X		

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

I, the undersigned Chief Executive Officer of the Orange County Industrial Development Agency, **DO HEREBY CERTIFY:**

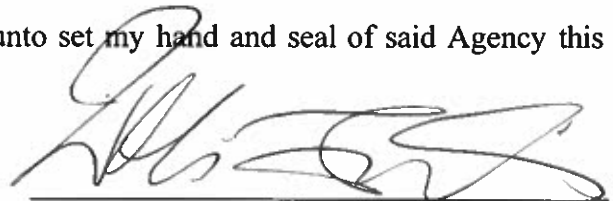
That I have compared the foregoing extract of the minutes of the meeting of the Orange County Industrial Development Agency (the "*Agency*") including the resolution contained therein, held on May 17, 2023, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this
17th day of May, 2023.



William Fioravanti, Chief Executive Officer

(S E A L)

EXHIBIT A

Public Hearing Transcript & Notice of Public Hearing

[See Attached]

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, 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

1 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2 STATE OF NEW YORK

-----x

3 In The Matter of

4 Re: SCANNELL PROPERTIES #600 and

5 AMAZON.COM SERVICES LLC

6 -----x

7 March 3, 2023

8 3:00 p.m.

9 Town of Wawayanda Town Hall

80 Ridgebury Hill Road

Slate Hill, New York

10
11
12 B E F O R E: WILLIAM FIORAVANTI
13 CEO OCNYIDA
14
15
16
17
18
19
20
21
22

23 FRANCES ROTH
24 Court Stenographer
25 168 North Drury Lane
Newburgh, New York 12550
Telephone (845) 566-1641

1

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

3

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

6

Kelly Reilly
7 Project Manager

8

9 ALSO PRESENT: (via Zoom) Robert McLaughlin, Esq.
10 Matthew Boone, Scannell
11 Properties
Jonathan Greeley, Amazon
Glendowlyn Thames, Amazon

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

SCANNELL/AMAZON - 3/3/23

1 MR. FIORAVANTI: Good afternoon, everyone,
2 we are opening the public hearing right now for
3 Scannell and Amazon, it is March 3rd at 3:06 p.m,
4 we're opening this public hearing. Before we
5 start with any of the rules or get started with
6 comments, I'd like to ask you all to stand for
7 the Pledge of allegiance please.

8 (Whereupon, the Pledge of Allegiance was
9 recited.)

10 MR. FIORAVANTI: Thank you. And just last
11 rule of business, if you would like to make
12 public comment I'd just ask that you put your
13 name on the sign-up sheet, we're going to do it
14 in order, alright. Just I'd like to talk about
15 just the ground rules, very simple, this is a
16 public hearing for the Amazon, it's more
17 popularly known as the Amazon project for their
18 distribution center here in Wawayanda, it is not
19 a back and forth. We do have the applicants on
20 but they're from outside the area. So they're
21 via Zoom, but they are here and they are here to
22 fill you in on the particulars of the project.
23 Again, it's not back and forth so it is not like
24 you'll ask a question and I'll ask them for an
25 answer. However, if in your comments you do,

SCANNELL/AMAZON - 3/3/23

1 there's something you think should be clarified,
2 whatever it might be, include that in your
3 comments, I'm going to write down. At the end of
4 all of the comments there may be some that I want
5 to ask the applicant and ask them to respond to,
6 there's no requirement for any of that but we
7 want to do that. But again, I'll take them
8 altogether to discourage a back and forth and
9 then when everyone's done giving their comments
10 we will make sure they will answer some questions
11 we think are pertinent and they'll respond to
12 that. I'm just going to also tell you who is
13 present. My name is Bill Fioravanti, I'm the
14 C.E.O. of the Orange County IDA, we have Kelly
15 Reilly here, she's our project manager, Frances
16 Roth is our stenographer. We also have in
17 attendance our Town Supervisor, Denise Quinn,
18 thank you for being here. On via Zoom again is
19 the applicant, it's a co-application between
20 Amazon who will be the tenant and Scannell, who
21 is the industrial developer, they will build this
22 building, they will be responsible for all the
23 construction, labor in that regard. So who's
24 joining remotely is from Amazon is Glendowlyn
25 Thames and Jonathan Greeley. We also have

SCANNELL/AMAZON - 3/3/23

1 representing Scannell again the developer who
2 will be building the building, Mr. Matthew Boone,
3 and representing the applicant their legal
4 counsel is Robert McLaughlin and I think that's
5 everyone we have that is joining us from the
6 applicant. Next I'm going to read the
7 resolution. Just I'll tell you what's happened
8 so far, the applicant submitted an application to
9 the IDA and it was reviewed by of course our
10 staff, our board of directors as well as our
11 consultants, including an attorney we have, our
12 general counsel. That was, they presented and
13 the board of directors passed an initial
14 resolution to authorize the public hearing,
15 that's the only vote they've taken, just to say
16 yes, we think this should go on far enough that
17 we get to a public hearing. After you make all
18 your comments, Miss Roth will transcribe them
19 into a transcription, a transcript of the
20 proceedings, every board member of the Orange
21 County IDA will receive that, will read that
22 transcript as well as parts of the application,
23 other supporting applications and then at some
24 point we're not exactly sure when it will be but
25 the board would vote on a final approval for the

SCANNELL/AMAZON - 3/3/23

1 incentives that they've requested. So that's
2 some of the basics. Next I'm going to read the
3 resolution that authorized this public hearing.
4 It has all the particulars about this application
5 in it and then we'll get to the public comments.
6 This is a lot of legalese so I just apologize in
7 advance. Notice of public hearing. Notice is
8 hereby given that a public hearing pursuant to
9 Article 18-A of the New York General Municipal
10 Law will be held by the Orange County Industrial
11 Development Agency known as the Agency on
12 March 3, 2023 at 3:00 p.m. local time at the
13 Wawayanda Town Hall, 80 Ridgebury Hill Road,
14 Slate Hill, New York 10973 in connection with the
15 following matter. Scannell Properties #600, LLC
16 that's the incorporated name of one of the
17 co-applicants, and Amazon.com Services LLC, the
18 incorporated name of the tenant, the
19 co-applicant, each a Delaware limited liability
20 company, each for itself or on behalf of an
21 entity to be formed collectively known as the
22 Company, requested the Agency undertake a
23 project, known as the Project, consisting of
24 (A)(i) the acquisition of a leasehold interest in
25 an aggregate property approximately 100 acres of

SCANNELL/AMAZON - 3/3/23

1 land located at 22 McBride Road, tax map number
2 15-1-63.21, Hoops Road, tax map number 11-1-34.34
3 and portions of the following: 3079 Route 6, tax
4 map 11-1-34.1, 3141 Route 6, tax map number
5 11-1-41, 3071 Route 6, tax map number 11-1-31.31,
6 Hoops Road, map number 11-1-34.32 and Hoops Road,
7 map number 11-1-34.33 all in Wawayanda, New York
8 collectively known as the Land; (ii) the
9 demolition of certain structures and the
10 construction of an approximately 925,000 square
11 foot distribution center/warehouse, including
12 office space, specializing in distribution and
13 delivery, site improvements including stormwater
14 controls, utility improvements including but not
15 limited to, water, sewer, pump station electric,
16 gas, car parking spaces, trailer/truck storage
17 spaces, loading docks, dark sky compliant
18 lighting, sound barrier walls and landscaping,
19 collectively known as the Facility; (iii) the
20 acquisition and installation in and on the
21 Facility of furniture, fixtures and equipment,
22 collectively known as the Equipment, and together
23 with the Land and the Facility, the Project
24 Facility; (B) the granting of certain financial
25 assistance in the form of exemptions from state

SCANNELL/AMAZON - 3/3/23

1 and local sales and use tax and mortgage
2 recording tax, collectively the Financial
3 Assistance; (C) the appointment of the Company
4 or its designee as an agent of the Agency in
5 connection with the acquisition, construction
6 equipping and completion of the Project Facility.
7 And (D), the acquisition of an interest in the
8 Land and Facility by the Agency pursuant to a
9 lease agreement and the acquisition of an
10 interest in the Equipment pursuant to a Bill of
11 Sale from the Company to the Agency and a
12 sublease of the Project Facility back to the
13 Company pursuant to a leaseback agreement. Is
14 that clear? The Company will be the initial
15 owner or operator of the Project. The Agency
16 will at the above-stated time hear all persons
17 with views with respect to the proposed Financial
18 Assistance to the Company, the proposed
19 owner/operator, the location of the Project
20 Facility and the nature of the Project. A copy
21 of the application filed by the Company with the
22 Agency with respect to the Project including an
23 analysis of the costs and benefits of the Project
24 are available for public inspection during the
25 business hours at the office of the Agency

SCANNELL/AMAZON - 3/3/23

1 located at 4 Crotty Lane, number 100, New
2 Windsor, New York 12553 or on its website at
3 www.OCNYIDA.com. I do want to make that clear to
4 people that everything is on our website,
5 everything, any project we're even considering or
6 one that was approved years ago but is still
7 receiving some sort of tax incentive benefit, all
8 that information is on our website. You go on
9 the main page, again, OC, it's Orange County New
10 York IDA, OCNyIDA.com, it's a clear menu under
11 active projects, you'll see all of our active
12 projects, you can click on each one, you can see
13 the application to the IDA, you can see any
14 resolution we've passed, you can see our cost
15 benefit analysis and again for past projects you
16 can see information related to ones that are
17 already happening. So the last thing I do want
18 to share is our cost benefit analysis for the
19 project and then we'll get into our, we'll have
20 the applicant explain the project basics. But we
21 do an analysis using a tool that we purchased
22 from a firm that specializes in this, they work
23 with IDAs all around New York State, it's a
24 trusted tool, we input all the various data about
25 the project, how many jobs it's going to create,

SCANNELL/AMAZON - 3/3/23

1 construction jobs, permanent, what are the
2 incentives that we're going to be giving, what
3 are we considering giving, what are, what's the
4 value of that and then the tool really does an
5 analysis and it determines what is the cost of
6 these benefits to the public, what are we giving
7 up potentially in unrealized tax revenue and what
8 are the benefits that we're getting economically
9 dollar amount in return and we end up doing a
10 ratio of what is the benefit to cost ratio. So
11 basically let's see, we're talking about, we're
12 looking at basically cost of the incentives
13 locally are \$3,877,000, that's between exempting
14 them on sales tax, the 8.125 percent sales tax in
15 Orange County on their building materials,
16 furniture, fixtures, equipment any of that we
17 save them the sales tax on that and then we'd
18 save them again if approved on the mortgage
19 recording tax that's a 1.05 percent of the
20 principal on a commercial mortgage, all companies
21 get charged that, we can exempt that as well.
22 Those are the only two benefits that they're
23 requesting. So the cost of the value of those is
24 again locally to us is \$3.877 million to the
25 state because they lose a share of the sales tax

SCANNELL/AMAZON - 3/3/23

1 as well, it's a cost of \$4.759 million, locally
2 the benefits are \$165,221,429 so over
3 \$165 million. And understand that's in job
4 creation, that's in what the tool estimates how
5 much of each employee, what they earn, how much
6 is spent locally. What else does the company do,
7 of course construction labor and all of the other
8 subcontractors that get work from that, the
9 impact of that and then all of the ancillary
10 benefits, let's say plowing and lawn maintenance,
11 they're going to need that as well, that's all
12 factored in. So the estimated benefits of the
13 project again are \$165 million at a cost of
14 3.8 million, that is a benefit to cost ratio of
15 43 to one. So we estimate that the value, the
16 benefits economically to the local and to the
17 county economy are 43 times the cost or value of
18 the benefits, just want to share that with you,
19 that is that available on the website again under
20 active projects under Scannell/Amazon you'll find
21 all of those. If you or anyone watching at home
22 if you're not able to find that or you're not
23 seeing enough information or you have other
24 questions you want to ask the question in between
25 the lines contact our office at any time. I know

SCANNELL/AMAZON - 3/3/23

1 a lot of you if you know that we communicate very
2 openly, our main number is (845)234-4192, or you
3 can find each of us on the website, you can
4 e-mail me, whatever it takes, we want to make
5 sure you have the information. Our goal is to be
6 transparent to the utmost and that is our
7 intention. If you find it otherwise, I'd like to
8 hear that, please. Okay, without further ado,
9 I'd like to allow our applicant to present again
10 just the basics, perhaps just the basics beyond
11 what was in the resolution so you understand the
12 nature of the project. Is Matt Boone on? Is
13 Matt going to present?

14 MR. BOONE: Yeah, Bill.

15 MR. FIORAVANTI: Terrific Matt, and you can
16 share your screen at any time, please.

17 MR. BOONE: Okay.

18 MR. FIORAVANTI: Go ahead, Matt, the floor
19 is yours.

20 MR. BOONE: Very good. Hello, my name is
21 Matt Boone--

22 MR. FIORAVANTI: I'm sorry to interrupt but
23 we're having trouble hearing you. Can you try
24 that again? I'm going to put you right in front
25 of the stenographer as well. Go ahead, Matt.

SCANNELL/AMAZON - 3/3/23

1 MR. BOONE: Yeah--

2 MR. FIORAVANTI: Nice and slowly, I like to
3 give Miss Roth a challenge but you be one of the
4 easy ones, please.

5 MR. BOONE: Alright, so again, my name is
6 Matt Boone, developer for Scannell Properties.
7 Scannell Properties is a privately held real
8 estate development investment company
9 headquartered in Indianapolis Indiana. We're
10 mainly involved--(inaudible)

11 MR. FIORAVANTI: Matt, we're having a lot of
12 trouble hearing you for some reason.

13 (Discussion was held off the record. Whereupon,
14 following which, these further proceedings
15 transpired.)

16 MR. FIORAVANTI: Matt, can you state your
17 name?

18 MR. BOONE: Matt Boone.

19 MR. FIORAVANTI: Okay, let's give that a
20 shot, go ahead, Matt, I apologize.

21 MR. BOONE: Alright, so the site in question
22 is south of I84 north of State Route 6 and just
23 east of McBride Road. So the development of this
24 project has extraordinary associated costs
25 compared to it. So first this is an existing

SCANNELL/AMAZON - 3/3/23

1 gravel sand mine, the development of this site
2 requires closure of this mine through New York
3 State DEC. Second, the site requires
4 improvements to the state DOT roadways to improve
5 existing (inaudible) this includes improvements
6 to the (inaudible) and installation of two new
7 traffic signals and improvements to the
8 intersections of State Route 6 and 17M as well as
9 improvements to westbound I84 off-ramp onto
10 westbound 17M. Lastly, the site does not have
11 public water or sewer availability so the project
12 proposes to extend public water and sewer from
13 (inaudible) it will also provide future
14 development within the town. So this is all we
15 have for the actual building itself. So I would
16 turn you over to our tenant to speak on the
17 economic benefits from the business operation.

18 MR. FIORAVANTI: Thanks, Matt. Glendowlyn,
19 Thames, please.

20 MS. THAMES: Good afternoon, can you hear me
21 okay?

22 MR. FIORAVANTI: Yup.

23 MS. THAMES: Awesome. Good afternoon, thank
24 you so much for the opportunity to come before
25 you. My name is Glendowlyn Thames and I am on

SCANNELL/AMAZON - 3/3/23

1 Amazon's economic development public policy team
2 and I lead our expansion efforts in the State of
3 New York. We are pleased to be here before you
4 today. We're proposing a warehouse distribution
5 facility that would ideally take care of heavy
6 bulk items. With this proposed site and
7 partnership with our development partner,
8 Scannell, we are proposing approximately 150
9 full-time positions and as part of those 150 jobs
10 about 90 percent would be hourly associates and
11 then 10 percent would be managerial positions.
12 We have an average starting wage of \$19 an hour,
13 our base is \$15 an hour. And so with the base
14 proposed wages they would be somewhere between 15
15 and \$19 an hour or more depending on the market
16 when we actually plan to launch here. In
17 addition to the full-time positions that we're
18 proposing, there will be an additional hundreds
19 of jobs from our delivery service partners and
20 third-party providers. We really pride ourselves
21 on the jobs that we are bringing to the
22 communities because we really meet people where
23 they're at. What does that mean? That means if
24 you need a job while you're in transition so you
25 may have been laid off for a job and you're still

SCANNELL/AMAZON - 3/3/23

1 trying to figure out what's your next move,
2 Amazon has a job for you or you're trying to
3 supplement income with a second or third job,
4 Amazon has a job for you or are you in the
5 beginning of your career and still trying to
6 figure out what you want to do, Amazon has a job
7 for you. And if you're that 18 to 21 year old
8 who may have taken a couple classes at, you know,
9 community college, Amazon has a job for you. And
10 we offer a huge benefit in our career choice and
11 this is a part of Amazon's skill pledge where we
12 have pledged to up-skill 300,000 of our hourly
13 associates across the U.S. by 2025. And so as
14 part of this benefit we provide pre-paid
15 100 percent tuition, both the fees for our
16 associates to take advantage of upscaling whether
17 that's foundation skills, GED, ELS classes or
18 associate, bachelor's degree and again we are we
19 are (inaudible) as to whether you grow with us
20 and provide affordability within Amazon or you
21 use those opportunities to find private, other
22 private and public sector positions. We want to
23 invest in you and your career trajectory through
24 our career choice partnership. So one of the key
25 partnerships from an educational perspective that

SCANNELL/AMAZON - 3/3/23

1 we have in the Hudson Valley and specifically
2 Orange County is through the Orange County
3 Community College that we launched that
4 partnership last year and so anticipating this
5 facility coming online these associates would
6 have their access to classes that the Orange
7 County Community College offers. In addition to
8 the career choice benefit we offer day one
9 benefits of comprehensive health, medical,
10 dental, 401K matching for your future and those
11 are the same benefits that are extended to me as
12 a corporate employee that are extended to our
13 hourly associates there. So again, we are
14 providing comprehensive benefits and educational
15 benefits and investing in our people so we're
16 really proud about the proposed opportunity and
17 jobs that we're bringing to this community.
18 Thank you. I will stop there and look forward to
19 hearing any remarks and comments from the public.

20 MR. FIORAVANTI: Excellent, Glendowlyn,
21 thanks so much, thank you, Matt Boone. We're
22 going to move to the public comment period. We
23 received one letter or e-mail I should say in
24 advance. Can you hear me now? Great. We
25 received one e-mail in advance comment via e-mail

SCANNELL/AMAZON - 3/3/23

1 from a Lissa Vanderbeck. "Hi, my name is Lissa
2 Vanderbeck we received one e-mail comment via
3 e-mail from a Lissa Vanderbeck and I'll read it.
4 "Hi, my name is Lissa Vanderbeck. I am a
5 resident of Orange County, New York. I am
6 writing because I want to state my opposition to
7 Amazon and Scannell receiving any tax break or
8 any tax incentives. As a taxpayer, I don't want
9 my money to subsidize corporate welfare or to
10 help a multi-billion dollar company like Amazon.
11 That money can be used to attract better jobs and
12 build better infrastructure in Orange County.
13 Thank you, Lissa." Kelly, that was the only
14 correspondence in advance?

15 MS. REILLY: Yes.

16 MR. FIORAVANTI: We'll open it up to public
17 comment now. I'm not going to put a time limit
18 on it but I will, if it seems like it's becoming
19 excessive, there's not 100 people, we want you to
20 speak and have your piece. Thank you so much.
21 I'm going to start with Maldonado, what's the
22 first name?

23 MR. MALDONADO: Daniel.

24 MR. FIORAVANTI: Starting with Daniel
25 Maldonado.

SCANNELL/AMAZON - 3/3/23

1 MR. MALDONADO: So I heard you say like how
2 the tool works, if it's a 43 to one ratio right
3 but I don't see how the ratio comes into play.
4 You have a facility that's coming here no matter
5 what, so all the benefits that you say you're
6 going to, you're going to receive them regardless
7 whether you give Amazon this big tax break. Then
8 I heard the lady from Amazon, I forgot her name,
9 I apologize, and you talk about these great jobs
10 that you're giving, let's talk about something,
11 right, minimum wage, we're trying to get to
12 15 percent. By the time we get to minimum wage
13 when we reach that cap we're at 40 percent behind
14 where we're supposed to be at. So part of the
15 Orange County, so you as part of the Orange
16 County IDA there's something that you guys are
17 very familiar with. There was an article that
18 came out of Orange County over 15 years ago that
19 said that as a family of four in Orange County
20 you needed to make \$22 an hour, right. So now
21 here comes Amazon, the biggest corporation in the
22 country, let's start them three dollars below
23 where they should have been 15 years ago, that's
24 called regression, that's something that's not
25 good for the community. Then it seems like every

SCANNELL/AMAZON - 3/3/23

1 time they build an Amazon that wherever they
2 build that it's the guinea pig because they
3 haven't figured out the infrastructure. The
4 gentleman said that they're going to be putting
5 sewage. Well, I'm glad that they figured out the
6 sewage, you know, why because when they built the
7 Montgomery facility they didn't figure out the
8 sewage which caused massive damage to 84. If you
9 went down by Route 84 by Exit 5 any time it rains
10 you had a pond out there, not a river, a pond,
11 right. So this is astronomical. Another number
12 that nobody wants to know about this ratio but
13 let's talk about it is that your turnover rate is
14 about 20 to one, right, so let's talk about that
15 that ratio on Amazon. The bottom line is this,
16 Amazon is coming to town, we're not going to stop
17 it but you can control whether you give them
18 millions of dollars. How about you give your
19 residents the tax incentives and the tax break
20 first. How come in Orlando Florida and in Vegas
21 the casinos pay revenue, they give a break to the
22 homeowners and in Orlando Florida they give a
23 break to the homeowners for the revenue of
24 Disney. When is Amazon going to start giving
25 revenue back to the homeowners of the towns?

SCANNELL/AMAZON - 3/3/23

1 That's a serious issue. That's all I have to
2 say. Thank you.

3 MR. FIORAVANTI: Can I ask you sir can you
4 state your address?

5 MR. MALDONADO: My address is 1 Maryland
6 Court, Newburgh, New York.

7 MR. FIORAVANTI: Thank you. Next is John
8 Clineman.

9 MR. CLINEMAN: I thought it was a sign-in
10 sheet.

11 MR. FIORAVANTI: Okay, no comment, no
12 problem. John Hasborough?

13 MR. HASBOROUGH: No comment.

14 MR. FIORAVANTI: Okay. Tom O'Connell?

15 MR. O'CONNELL: Same.

16 MR. FIORAVANTI: Okay. Conor Eckert?

17 MR. ECKERT: Good afternoon, Conor Eckert
18 with the Orange County Partnership, 40 Matthews
19 Street. Good afternoon everyone, I'm here
20 tonight to speak in support of the Amazon
21 project. It's a \$200 million investment in an
22 industrial area. So we're talking 150 jobs but
23 an important aspect of this is every one of those
24 people they're going to have an opportunity to go
25 to the school for free, an associate's degree, a

SCANNELL/AMAZON - 3/3/23

1 bachelor's degree, this is an important upward
2 mobility opportunity. I had a college roommate
3 who worked at Amazon in Montgomery, an actuary,
4 he is an actuary now, he's worked there for a
5 year while he studied for his exams. It's an
6 important educational tool. And this is an
7 example of a company that's investing in the
8 community. I was in Montgomery during Covid,
9 they provided grants for small businesses, they
10 were a partner at the table. And again, they're
11 extending infrastructure that's going to allow us
12 to attract manufacturing, assembly in the Route 6
13 corridor. So Amazon has been a key community
14 partner. And also remember that there's going to
15 be local labor on this job. In fact, the minimum
16 85 percent, talking our neighbors, our colleagues
17 are going to have an opportunity to work on a
18 almost a million square feet industrial project
19 and those labor jobs are important, they're
20 members of our communities, labor workers get
21 lunch in Wawayanda, they get lunch in surrounding
22 communities, it's a coffee in some small
23 businesses. And let's also remember there's no
24 PILOT involved in this. The IDA is not granting
25 a PILOT. There's going to be millions of dollars

SCANNELL/AMAZON - 3/3/23

1 in tax revenue to the community, to the school
2 district and that's going to help budget, it's
3 going to help the overall tax budget. So again,
4 jobs, significant investment, infrastructure,
5 education and new tax revenue. On behalf of the
6 Board of Directors of the Orange County
7 Partnership we support this project and thank you
8 for the opportunity.

9 MR. FIORAVANTI: Thank you, Conor. You did
10 remind me of something I left out in my initial
11 remarks that I should of added is about the
12 Orange County IDA's local labor policy. I think
13 it was passed in 2016 originally, and we stood by
14 it, we actually strengthened it over the years
15 but it requires that any applicant who receives
16 benefits, any sort of incentives even if it's
17 just one of the few that I mentioned if they do
18 they have to adhere to our local labor policy,
19 that requires that 85 percent of the construction
20 workers on a project like this have to be from
21 the local region. So I thank you for mentioning
22 that. Next up is, I apologize, I'm not picking
23 on anyone's handwriting, just apparently not
24 good, Nicholas D, what's your name, sir?

25 MR. DE ROSA: Nicholas DeRosa.

SCANNELL/AMAZON - 3/3/23

1 MR. FIORAVANTI: That's exactly what it
2 says. Could you please state your name one more
3 time and your address?

4 MR. DE ROSA: Nicholas DeRosa, Route 6 in,
5 up by the schools.

6 MR. FIORAVANTI: Thank you, sir.

7 MR. DE ROSA: First I want to say that I
8 don't have a horse in the race, as far as whether
9 they should build this or not on McBride Road.
10 They're already running a business up there to
11 begin with so I'm not really concerned about
12 that. My concern is giving Amazon a tax break, a
13 tax exemption. I looked up Amazon this morning
14 online, they're worth \$438 billion, that's with a
15 B, \$118 million. And Jeff Bezos, who I'm sure
16 still has a hand in this, his worth is \$116
17 billion. You know, if they can't do with that
18 then shame on them, go elsewhere, go someplace
19 else. I'm really opposed to giving them any, and
20 you made a very interesting, when you mentioned
21 43 times the value, that certainly got my
22 attention but, you know what, they'll come here
23 and they'll do it with or without that. I'm just
24 opposed to giving them any type of a tax
25 exemptions, especially I think you should save

SCANNELL/AMAZON - 3/3/23

1 the money for the mom and pop operations, the
2 people who really need it, not these
3 multi-billionaires. I'm just offended by it. I
4 think they have a lot of audacity to even present
5 it but there again too nothing ventured, nothing
6 gained. So I hope you consider that, the source
7 of this, the wealth that these people have and
8 are looking for even more. Thank you.

9 MR. FIORAVANTI: Thank you. Vanessa is
10 next. Would you state your name and address?

11 MS. CID: Vanessa Cid, C-I-D, I live at 7
12 Linden Avenue in Middletown. Good afternoon. As
13 you all heard, I am a resident of Orange County
14 and it's so disappointing to have to be here
15 today. But just hearing this incentive that is
16 being proposed I don't think it should be
17 happening. The gentleman right here just made a
18 really great point which we should be focusing on
19 having this money or any other funds allocated to
20 anything for the community and no matter what
21 Amazon's already coming here, it's already gonna
22 pollute our communities. Do we not have enough
23 pollution already here? I don't think that
24 Amazon and Scannell Properties should get this
25 incentive. I'm actually asking you all today to

SCANNELL/AMAZON - 3/3/23

1 please take that into consideration because they
2 just continue to, again, as I mentioned increase
3 pollution and endanger workers in high injury
4 jobs and also pay very low, I know this firsthand
5 because I have friends and family who work at
6 these warehouses. It's great that other people
7 are able to benefit but there are many others
8 that I currently know that do not have benefits
9 and they're picking up overtime practically
10 killing themselves trying to make ends meet. My
11 ask is please Amazon made \$513.983 billion in
12 revenue in 2022 and they should not be given a
13 tax break at the expense of our community. So
14 I'm asking you, I'm pleading please deny the
15 request for financial assistance from Amazon and
16 Scannell Properties. Thank you.

17 MR. FIORAVANTI: Thank you, Vanessa. Next
18 is Joyce Bressler. Joyce, if you'd state your
19 full name and your address?

20 MS. BRESSLER: Joyce Bressler, 18 Square
21 Hill Road, New Windsor, New York. And I really
22 endorse what, I'm opposed to this a lot because
23 of the tax incentives. I really agree with
24 Nicholas about the fact that this is a, they're
25 billionaires and they can afford to not take this

SCANNELL/AMAZON - 3/3/23

1 money. I think the tax incentives should go
2 inside the community. I was, with all due
3 respect, I know you put a lot of effort into your
4 assessments about what the benefit would be to
5 the community and I read recently in the paper
6 that Amazon's actually walking away from a lot of
7 these places around the country. I think they're
8 proposing or walking away from 42 warehouses that
9 they propose and I don't know, you know if
10 they're going to go through with this what's
11 going to happen to the community if it becomes
12 one of those disasters. And I understand the
13 incentive for the construction jobs and that it
14 would be local people but I didn't hear if you
15 said that they would be union jobs. And also the
16 record of the company of Amazon is not very good
17 in terms of supporting union workers and that
18 there should be union workers, they shouldn't,
19 they're using, and also there's maybe some people
20 who get a benefit from being, getting an
21 education but the majority of the people that
22 work in these warehouses are supporting families
23 and they need better working conditions and
24 better, better wages. So I support that and
25 don't support the financial assistance.

SCANNELL/AMAZON - 3/3/23

1 MR. FIORAVANTI: Thank you, ma'am. Next
2 speaker is Leanna Zilles.

3 MS. ZILLES: I'd like to pass for now.

4 MR. FIORAVANTI: Okay, sure. If anyone
5 changes their mind and wants to speak at the end,
6 flag me. Dino Nguya?

7 MR. NGUYA: I have a public comment from a
8 friend who also lives in Newburgh and also my
9 own.

10 MR. FIORAVANTI: Okay, where do you live,
11 sir?

12 MR. NGUYA: I live at 32 Calvin Lane,
13 Newburgh. So this is from Mark Sanchez-Potter
14 who lives in Newburgh. To the Orange County IDA.
15 I am Mark Sanchez-Potter, a public school teacher
16 in Newburgh, New York. I'm here to state my
17 opposition to Amazon, specifically Scannell
18 Properties receiving close to \$8 million in tax
19 incentives. Large corporations are more than
20 capable of operating and paying sales and
21 mortgage recording taxes. Orange County is
22 becoming a sea of warehouses owned by large
23 multi-billion dollar corporations. The Town of
24 Wawayanda and Orange County should instead
25 develop affordable housing and seek to preserve

SCANNELL/AMAZON - 3/3/23

1 forests. Respectfully yours, Mark
2 Sanchez-Potter, Newburgh, New York.

3 MR. FIORAVANTI: And you have your own
4 comments?

5 MR. NGUYA: Yes.

6 MR. FIORAVANTI: Can we take his letter and
7 enter it?

8 MR. NGUYA: Yes, go ahead. So from me, so
9 to the staff and the board members here, Michael,
10 Dean, Dr. Odock, Mark, Giovanni, James, Susan,
11 Bill and Kelly just reading through the IDA
12 website you all seem like understanding and
13 conscientious members of the Orange County
14 community and so from what I saw in the
15 biographies, Dean's a union man, Dr. Odock is an
16 educator and academic, James, a grandfather and
17 human rights advocate, Bill, you're a staunch
18 supporter of your community through what I've
19 seen. You all show that you care about the
20 community, right, and from what everyone's
21 talking about there are a lot of problems with
22 Amazon coming into the community. But that's not
23 just it though, it's giving Amazon and Scannell
24 these financial incentives. Amazon has shown
25 they're going to invest in Orange County, they

SCANNELL/AMAZON - 3/3/23

1 have a warehouse already in Montgomery, they're
2 gonna be here. They spent months of getting the
3 final conditional approval from the Town of
4 Wawayanda so they're coming here no matter what.
5 Why do we need to give them tax incentives, like
6 Nicholas said, when we can be giving it to small
7 businesses, other people trying to provide good
8 jobs for the community. On top of that as well
9 just some facts about working at Amazon. I know
10 someone at Amazon and the conditions, the working
11 conditions, the injury rates are horrendous,
12 double the amount for other warehouse jobs. I
13 know someone who basically they got a deep, deep
14 hand cut when they were working at Amazon, they
15 passed out on the floor, there was no medical
16 professionals around them who took care of them.
17 When they woke up after what is an unspecified
18 amount of time they went to Amazon medical team
19 and they asked them, hey, like I need some help,
20 can I get some time off, some injury time off?
21 They basically said you have to continue working
22 or you can take your own time off. Amazon
23 doesn't provide good benefits for their workers,
24 they don't have injury time off like how other
25 good union jobs have. So really I'm asking you

SCANNELL/AMAZON - 3/3/23

1 to consider do not give Amazon these tax
2 incentives, this money can go somewhere else.

3 MR. FIORAVANTI: Thank you, Mr. Nguya,
4 appreciate it. Next is Carla Johnson-Brodie.

5 MS. JOHNSON-BRODIE: Hello.

6 MR. FIORAVANTI: Your name and address?

7 MS. JOHNSON-BRODIE: Carla Johnson-Brodie,
8 Newburgh, City of Newburgh. So the reason why I
9 don't think they should get the tax incentives is
10 because it's already a billion dollar company.
11 So are they getting their, how they make their
12 money is they come into towns asking for all
13 these tax breaks and then they're getting rich
14 off of the poor. So I don't think that we should
15 allow this because they already have so much
16 funds available, why they can't pay taxes? Why
17 we can't bring it to other small businesses.
18 That young lady right there would like to start a
19 business, this young teenager from NFA would like
20 to start a business, I would like to start a
21 business. Can we get a tax cut? No. So why
22 should they? And some of us pay taxes in the
23 City of Newburgh and it's just not right because
24 this company, I have a cousin who actually works
25 for Amazon and every station is supposed to have

SCANNELL/AMAZON - 3/3/23

1 first aid kits at every intersection, most of the
2 first aid kits don't have Band-Aids, they don't
3 have hand sanitizer. They're working them like
4 slaves for all of these hours and the work
5 conditions are really terrible. So and then they
6 don't get no time off if they get hurt, if they
7 get Covid they gotta go out and they're not gonna
8 work. So the point is is that why are we going
9 to give them this tax credit and they don't need
10 it? So I don't think you should allow them to
11 get it, make them pay taxes like you have to.

12 MR. FIORAVANTI: Thank you, Carla. Is that
13 Tianna?

14 TIANNA: No.

15 MR. FIORAVANTI: You just signed. Okay,
16 Councilman Shakur? Sir if you'd please state
17 your full name and your address?

18 COUNCILMAN SHAKUR: Councilman Amari Shakur,
19 City of Newburgh, 55 Liberty Street. So just
20 these are some of the people that I represent
21 from the City of Newburgh. And so I came here
22 because one of the things for the taxes that's
23 Newburgh money, that's our county money and so
24 where are the benefits for the City of Newburgh?
25 Because this young man that he was taking about

SCANNELL/AMAZON - 3/3/23

1 the fella on the floor, that was my grandson he
2 was talking about, and the conditions that
3 they're working in is like they said slave labor,
4 economic slavery, that's what we call it now,
5 economic slavery. But how do these benefits
6 represent or how do they benefit the City of
7 Newburgh? We need tax incentives, we need, like
8 I said, we're facing critical conditions in our
9 community in housing, in jobs and this is our
10 money that is being given to billionaires for
11 incentives when they're already here. So if
12 they're already here what is the incentive? The
13 incentive is to bring somebody here, they're
14 already here so what about the people that live
15 here already, where is our incentive? So the
16 City of Newburgh as a representative I'd like to
17 know how would this benefit us and how would
18 these tax incentives work for our city? Because
19 we don't have jobs in our city, we don't have
20 houses in our city that need to be restructured
21 and re-fit, but these people already are here,
22 they're billionaires and we'd like to know how
23 would it benefit my city? Because right now
24 we're, like I said in the midst of coming out of
25 a pandemic and people are struggling, our

SCANNELL/AMAZON - 3/3/23

1 community residents are struggling. Where is the
2 incentive for them? Thank you.

3 MR. FIORAVANTI: Thank you, Mr. Shakur.
4 Next is Robert, I can't totally read, is it
5 Pinto?

6 MR. PINTO: Yup.

7 MR. FIORAVANTI: Okay, your name and
8 address?

9 MR. PINTO: How are you? Rob Pinto, 157
10 VanWagner Road, Poughkeepsie. I represent
11 workers that live and work in Orange County.
12 When we invite our employer into our community we
13 should be inviting employers that are assets to
14 the community, not employers that intend to bleed
15 the community dry. This community is not a
16 natural resource to be plundered for corporate
17 profits at the expense of the good people that
18 live here. We've seen corporations destroy the
19 air, the land and the water in this area. We
20 demand environmental responsibility from any
21 corporation that we invite to our community. No
22 employer should be brought here that requires
23 their employees to have wages subsidized by
24 government services just to simply survive.
25 Amazon will be using the infrastructure that our

SCANNELL/AMAZON - 3/3/23

1 tax dollars pay for here yet they feel no need to
2 contribute. We should not be giving a tax break
3 to a company that will not be paying a fair
4 living wage, a Hudson Valley fair living wage and
5 that does not prioritize worker safety over
6 profits. Thank you.

7 MR. FIORAVANTI: Thank you. Next is
8 Jonathan Cieslak.

9 MR. CIESLAK: Hi there, Jonathan Cieslak,
10 C-I-E-S-L-A-K is my last name and then 5
11 Winchester Way in Washingtonville in Orange
12 County. Yeah, I'm just going to echo all the
13 other sentiments people have brought up here.
14 Amazon is an extremely wealthy company already,
15 does not need tax breaks to come here. All the
16 rest of us, everybody who works pays taxes and we
17 don't get access to these same sort of financial
18 instruments in teams of people looking for
19 loopholes trying to extract as much value as they
20 can from the community. We should just not be
21 spending this money on them, figure out something
22 else to do with it but yeah Amazon, they're going
23 to come here, let them pay for it and set it up
24 and everything, do not give them this money.

25 MR. FIORAVANTI: Thank you, sir. Is there

SCANNELL/AMAZON - 3/3/23

1 anyone else that didn't sign up? Please, you
2 don't need to sign up but if you'd--

3 MS. BROWN: My name is Cheryl Lynn Brown,
4 I'm from the City of Middletown. And I just have
5 something to say. I feel like Amazon when you go
6 on their site they have cheaper prices than
7 Wal-Mart, Shop Rite, everybody else. And then
8 they're going to take over to the point where
9 they're going to suck everyone in and then change
10 their prices and make all the other businesses go
11 out of business. That's one. Then we'll be
12 forced to pay their high prices and they're
13 already billionaires. Two, it's kind of unfair
14 that they're getting a tax break or could when I
15 have a small business, I haven't made any money
16 off this business yet and I had to pay taxes so
17 how is it that they're billionaires and they
18 don't get to pay taxes and I don't make a dollar
19 and I gotta to pay taxes? That's not fair at
20 all. And the last thing I've seen online that
21 Amazon is replacing workers in other states like
22 Texas with robots, so eventually ten years, five
23 years from now they're going to replace their
24 workers with robots so how is that benefiting
25 anyone?

SCANNELL/AMAZON - 3/3/23

1 MR. FIORAVANTI: Thank you. Would anyone
2 else like to speak that--Mr. DeRosa? Come up to
3 the front if you would so the public can hear
4 you.

5 MR. DE ROSA: I just wanted to reiterate one
6 thing. I think it's important that you save our
7 money for mom and pop operations, not billionaire
8 conglomerates that don't need it. It's very
9 important that you do that. Second, I want to
10 share with the group what I saw this morning,
11 wages were brought up here by someone, I'm not
12 quite sure, I went to Dunkin Donuts this morning
13 to get a coffee and in the window there was a
14 sign that said now hiring \$17 an hour. I said
15 wow, okay. Then it was talk here of maybe making
16 \$19 an hour in the warehouse, very hard work, I
17 don't know how they're going to fill these 150
18 positions, I really don't. But that's not my
19 concern. My concern is save the money for those
20 folks that really need it.

21 MR. FIORAVANTI: Thank you, sir, thank you.

22 MR. MALDONADO: One more comment. No, no,
23 so when you talk about the job creation, job
24 creation is a great thing, I'm a union laborer,
25 Local 445, been doing that for 23 years, I drove

SCANNELL/AMAZON - 3/3/23

1 a truck, I know about hard work, I'm not opposed
2 to hard work. People gotta get paid right for
3 their hard work right but the problem is here is
4 this, right, from Newburgh to Montgomery you've
5 built 20 large warehouses in who knows how many
6 past years, you know what it becomes, it becomes
7 a cyclical job, replenishing job, for lack of a
8 better word these companies are pimps. You look
9 at somebody like me who's Hispanic who grew up in
10 an urban area, oh, this guy's a thug. But the
11 real thug is corporate America. They're the
12 white collar criminals. What jobs are you
13 creating, right, you're creating jobs that are
14 only attractive to the poor. You know why I know
15 that cause you just laid off 18,000 people, those
16 were 18,000 poor people. So where is economic
17 development for them? I'm just opposed to it 100
18 percent.

19 MR. FIORAVANTI: Come back up, Carla.

20 MS. JOHNSON-BRODIE: I got a idea. If we
21 say come to the table, ask them what if we don't
22 give you the tax credit are you still gonna come
23 here. And if we do give them the tax credit are
24 you going to raise that \$19 to 23, 24, \$25 an
25 hour? You should ask them because if they say

SCANNELL/AMAZON - 3/3/23

1 they don't want it without the tax credit then
2 you know they're not for us.

3 MR. FIORAVANTI: Thank you. Any other
4 comments? Mr. Nguya?

5 MR. NGUYA: One last thing from me. So in
6 2018 there was this famous race for Amazon to
7 build a new headquarters, right, I think a lot of
8 people remember.

9 MR. FIORAVANTI: HQ2.

10 MR. NGUYA: Lot of famous things were going
11 on, lots of cities were giving all types of tax
12 breaks. But Amazon already had it in mind they
13 wanted to build it in New York so they wasted
14 lots and lots of companies' and cities' time and
15 that sort of stuff chasing these tax breaks.
16 They ended up getting what they wanted which was
17 a big tax break in New York City. So here's the
18 report from the tax foundation, few paragraphs
19 from 2018 from the Tax Foundation. Confirming
20 previous reports Amazon has announced New York
21 City and Arlington Virginia as locations for new
22 headquarters operations. In its announcement the
23 company also disclosed the state and local tax
24 incentives offered by two jurisdictions showing
25 the company would receive up to \$773 million in

SCANNELL/AMAZON - 3/3/23

1 Virginia and nearly \$3 billion from New York in
2 tax breaks. States and localities give away
3 billions of dollars annually in tax incentives.
4 The Amazon situation is nothing new but they're
5 an extremely insufficient way to provide tax
6 relief or grow the economy when incentivized
7 (inaudible) relocate incumbent businesses and
8 individuals end up footing the bill for the
9 increased demand in public services.

10 MR. FIORAVANTI: Thank you, sir.

11 MR. ECKERT: Great point everyone. Again--

12 MR. FIORAVANTI: Conor, just come up so the
13 public can hear you as well please. If you want
14 to turn sideways, face Fran, but half the
15 audience that's fine.

16 MR. ECKERT: I just want again to hit on the
17 value of keeping the construction jobs local.
18 There are projects that have gone through, not
19 used an IDA abatement in any way and they'll pull
20 their labor from our states, right, Tennessee,
21 Georgia, midwest. This project, they're getting
22 a sales tax abatement and will be utilizing local
23 construction labor, many of them because they
24 need so much labor will be union workers. And
25 also to the value of incentives, New York State

SCANNELL/AMAZON - 3/3/23

1 ultimately (inaudible) the HQ2 incentive over
2 which then forced them to go to Virginia so
3 incentives are important. And this is a
4 tremendous economic development in investments
5 and again an opportunity for people in my age
6 bracket to work, go to school for free and think
7 about the next, what they want to do for the next
8 20 years. But again, great discourse and I just
9 wanted to come up and say that again that the
10 labor is important and thank you.

11 MR. FIORAVANTI: Thank you, Conor. Last
12 call. Any, I don't want to get a back and forth
13 based upon someone else's comment, as I said in
14 the beginning but Mr. Shakur, please, one more
15 comment.

16 COUNCILMAN SHAKUR: Yes, about incentives,
17 my sister she went through college by working at
18 the toll station on the Newburgh Bridge, all the
19 tolls are gone. One of my kids she worked at
20 Wal-Mart, had a job. I go to Wal-Mart, there's
21 like one cashier for the checkout counter, jobs
22 are being phased out. With these tax incentives
23 are they going to guarantee that they will keep
24 jobs and hire more people? Or will they do the
25 same thing once they get the tax incentives will

SCANNELL/AMAZON - 3/3/23

1 they start phasing out jobs? And we have to
2 understand that when you phase out jobs you're
3 phasing out money that's going to come back to
4 your company. People are going to spend this
5 money with you anyway but we need to give back so
6 the real insensitive should be to the community
7 cause it's going to come back to them anyway. So
8 the real incentives should be to the Orange
9 County residents instead of Orange County
10 millionaire or billionaire already in business.
11 Thank you.

12 MR. FIORAVANTI: I think that's the end of
13 the comments. So again, I'm not looking to
14 respond directly but I'm going to respond to a
15 few of these just for education purposes. First
16 of all, I will tell you this, I'm not speaking
17 for the applicant, but with what I know about the
18 project I believe the number of permanent jobs
19 that they put in their application 150 is low, I
20 think you're going to see many more realized than
21 that, I think they're being conservative. So I
22 think and I encourage you to watch this project
23 as it goes. I think you will see those numbers
24 increase. As a side note, you're talking about
25 automation, things like that, as you're seeing

SCANNELL/AMAZON - 3/3/23

1 this is something we're facing as economic
2 developers where we're trying to bring the right
3 kinds of jobs here, keep those job levels high,
4 it's out of necessity we're finding that a lot of
5 the employers can't find the talent so what's
6 that expression, necessity is the mother of
7 invention, so that's what's leading to the
8 development with automation, seeing more of that,
9 they can't find enough workers. So we're trying
10 to look ahead to see that that trend is happening
11 that they can't find enough workers so they're
12 bringing in more automation or robotics, they
13 don't have to worry about labor issues. So we
14 want to be ahead of it and frankly we're trying,
15 people like Conor and his group and myself and
16 the IDA we're trying to look ahead to bring even
17 beyond these projects bringing high tech jobs,
18 advanced manufacturing, those jobs that take
19 advantage of where technology is going. But
20 technology is a threat to these types of jobs and
21 many others that we have. I don't deny that and
22 that's something we want to guard against and we
23 look into the future to back up, come in the back
24 with other jobs that are going to continue to be
25 viable for years to come. So I do want to

SCANNELL/AMAZON - 3/3/23

1 address that. A couple other things right in
2 order based upon some of the comments they're
3 talking, a few people talked about wages not just
4 with this project but others in the area that are
5 growing, without question wages locally have
6 grown tremendously but they're being outpaced by
7 the cost of living. No question about it. It's
8 absolutely a concern. This IDA has never
9 considered incentives for housing, that's
10 something that this board of directors is
11 considering now as a way to hit both issues,
12 bring in jobs and again we're aiming for better
13 and better jobs but also to help lower, actually
14 alleviate the housing crisis, provide more
15 housing opportunities so that yes, people can
16 live here and they can afford to work here. I'm
17 as upset as you with the idea that anyone can
18 work here that may not be able to afford to live
19 here, it's wrong, we need to change that. I want
20 you to know that this IDA is focused on that end
21 of the issue as well. Let's see, Amazon's wealth
22 and Jeff Bezo's wealth, I've heard this many
23 times, not just about this project but in the
24 past, my only statement to that is they're
25 wealthy, he's wealthy, they're a successful

SCANNELL/AMAZON - 3/3/23

1 company but that's mostly because they make good
2 business decisions and we're concerned about our
3 needs here, no, really, it's not, they're,
4 they're trying to, they want to do what's most,
5 I'm just giving you the IDA's perspective.

6 MR. MALDONADO: Your job as the IDA is that
7 you want to give them a tax insensitive which
8 we're all opposed most of us here but you're
9 pacifying what's good about them. We're not here
10 to pacify what's good about them, we want them
11 not to come here. You're making everything
12 debatable. If you want to debate let's end the
13 town hall meeting we can debate outside all day
14 long.

15 MR. FIORAVANTI: Let's do that. I won't do
16 it again, that's fine, I was trying to give you
17 the other side of it so you hear exactly what the
18 IDA--

19 MR. MALDONADO: We've done our research.

20 MR. FIORAVANTI: Understood. I won't
21 respond anymore, that's fine. Any other comments
22 at all from anyone? So it is 4:02, at 4:02 on
23 March 3rd we're going to close this public
24 hearing. I want to sincerely thank all of you
25 for being involved and coming out and taking time

SCANNELL/AMAZON - 3/3/23

1 out of your day to speak here. I can speak at
2 the end if anyone wants to speak on the side.
3 Thanks so much, thanks for coming, folks.

4

5

6 (Proceedings concluded at 4:02 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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.


FRANCES ROTH

3/8/23

\$	3079 [1] 7/3	44/1
\$116 [1] 24/16	31.31 [1] 7/5	adhere [1] 23/18
\$118 [1] 24/15	3141 [1] 7/4	ado [1] 12/8
\$15 [1] 15/13	32 [1] 28/12	advance [4] 6/7 17/24 17/25
\$165 [2] 11/3 11/13	34.1 [1] 7/4	18/14
\$165 million [2] 11/3 11/13	34.32 [1] 7/6	advanced [1] 43/18
\$165,221,429 [1] 11/2	34.33 [1] 7/7	advantage [2] 16/16 43/19
\$17 [1] 37/14	34.34 [1] 7/2	advocate [1] 29/17
\$19 [4] 15/12 15/15 37/16	3:00 [2] 1/7 6/12	afford [3] 26/25 44/16 44/18
38/24	3:06 [1] 3/3	affordability [1] 16/20
\$200 [1] 21/21	3rd [2] 3/3 45/23	affordable [1] 28/25
\$22 [1] 19/20	4	after [2] 5/17 30/17
\$25 [1] 38/24	40 [1] 21/18	afternoon [6] 3/1 14/20 14/23
\$3 [1] 40/1	40 percent [1] 19/13	21/17 21/19 25/12
\$3,877,000 [1] 10/13	401K [1] 17/10	again [27] 3/23 4/7 4/18 5/1
\$3.877 [1] 10/24	41 [1] 7/5	9/9 9/15 10/18 10/24 11/13
\$3.877 million [1] 10/24	4192 [1] 12/2	11/19 12/9 12/24 13/5 16/18
\$4.759 [1] 11/1	42 [1] 27/8	17/13 22/10 23/3 25/5 26/2
\$4.759 million [1] 11/1	43 [4] 11/15 11/17 19/2	40/11 40/16 41/5 41/8 41/9
\$438 [1] 24/14	24/21	42/13 44/12 45/16
\$513.983 [1] 26/11	445 [1] 37/25	against [1] 43/22
\$773 [1] 39/25	4:02 [3] 45/22 45/22 46/6	age [1] 41/5
\$8 [1] 28/18	5	AGENCY [10] 1/1 6/11 6/11
\$8 million [1] 28/18	55 [1] 32/19	6/22 8/4 8/8 8/11 8/15 8/22
-	566-1641 [1] 1/25	8/25
-----	6-----x [2]	agent [1] 8/4
1/2 1/6	600 [2] 1/4 6/15	aggregate [1] 6/25
1	63.21 [1] 7/2	ago [3] 9/6 19/18 19/23
1.05 percent [1] 10/19	8	agree [1] 26/23
10 percent [1] 15/11	8.125 [1] 10/14	agreement [2] 8/9 8/13
100 [4] 6/25 9/1 18/19 38/17	80 [2] 1/8 6/13	ahead [7] 12/18 12/25 13/20
100 percent [1] 16/15	84 [2] 20/8 20/9	29/8 43/10 43/14 43/16
10973 [1] 6/14	845 [2] 1/25 12/2	aid [2] 32/1 32/2
11-1-31.31 [1] 7/5	85 percent [2] 22/16 23/19	Aids [1] 32/2
11-1-34.1 [1] 7/4	9	aiming [1] 44/12
11-1-34.32 [1] 7/6	90 percent [1] 15/10	air [1] 34/19
11-1-34.33 [1] 7/7	925,000 [1] 7/10	all [37] 3/6 4/4 4/22 5/17
11-1-34.34 [1] 7/2	A	6/4 7/7 8/16 9/7 9/11 9/23
11-1-41 [1] 7/5	abatement [2] 40/19 40/22	9/24 10/20 11/7 11/9 11/11
12550 [1] 1/24	able [3] 11/22 26/7 44/18	11/21 14/14 19/5 21/1 25/13
12553 [2] 2/5 9/2	about [36] 3/14 6/4 9/24	25/25 27/2 29/12 29/19 31/12
15 [3] 15/14 19/18 19/23	10/11 15/10 17/16 19/9 19/10	32/4 35/12 35/15 36/10 36/20
15 percent [1] 19/12	20/12 20/13 20/14 20/14	39/11 41/18 42/16 45/8 45/13
15-1-63.21 [1] 7/2	20/18 23/11 24/11 26/24 27/4	45/22 45/24
150 [5] 15/8 15/9 21/22	29/19 29/21 30/9 32/25 33/2	allegiance [2] 3/7 3/8
37/17 42/19	33/14 37/23 38/1 41/7 41/16	alleviate [1] 44/14
157 [1] 34/9	42/17 42/24 43/13 44/3 44/7	allocated [1] 25/19
1641 [1] 1/25	44/23 45/2 45/9 45/10	allow [4] 12/9 22/11 31/15
168 [1] 1/24	above [1] 8/16	32/10
17M [2] 14/8 14/10	above-stated [1] 8/16	almost [1] 22/18
18 [2] 16/7 26/20	absolutely [1] 44/8	already [17] 9/17 24/10 25/21
18,000 [2] 38/15 38/16	academic [1] 29/16	25/21 25/23 30/1 31/10 31/15
18-A [1] 6/9	access [2] 17/6 35/17	33/11 33/12 33/14 33/15
2	accurate [1] 47/6	33/21 35/14 36/13 39/12
20 [3] 20/14 38/5 41/8	acquisition [5] 6/24 7/20 8/5	42/10
2016 [1] 23/13	8/7 8/9	alright [3] 3/14 13/5 13/21
2018 [2] 39/6 39/19	acres [1] 6/25	also [15] 2/9 4/12 4/16 4/25
2022 [1] 26/12	across [1] 16/13	14/13 22/14 22/23 26/4 27/15
2023 [2] 1/7 6/12	active [3] 9/11 9/11 11/20	27/19 28/8 28/8 39/23 40/25
2025 [1] 16/13	actual [1] 14/15	44/13
21 [1] 16/7	actually [6] 15/16 23/14	altogether [1] 4/8
22 [1] 7/1	25/25 27/6 31/24 44/13	am [6] 14/25 18/4 18/5 25/13
23 [2] 37/25 38/24	actuary [2] 22/3 22/4	28/15 47/11
234-4192 [1] 12/2	added [1] 23/11	Amari [1] 32/18
24 [1] 38/24	addition [2] 15/17 17/7	Amazon [51]
3	additional [1] 15/18	Amazon's [5] 15/1 16/11 25/21
3.8 million [1] 11/14	address [9] 21/4 21/5 24/3	27/6 44/21
300,000 [1] 16/12	25/10 26/19 31/6 32/17 34/8	AMAZON.COM [2] 1/5 6/17
3071 [1] 7/5		America [1] 38/11
		amount [3] 10/9 30/12 30/18
		analysis [5] 8/23 9/15 9/18
		9/21 10/5
		ancillary [1] 11/9

<p>A</p> <p>announced [1] 39/20 announcement [1] 39/22 annually [1] 40/3 Another [1] 20/11 answer [2] 3/25 4/10 anticipating [1] 17/4 any [23] 3/5 4/6 9/5 9/13 10/16 11/25 12/16 17/19 18/7 18/8 20/9 23/15 23/16 24/19 24/24 25/19 34/20 36/15 39/3 40/19 41/12 45/21 47/11 anymore [1] 45/21 anyone [8] 11/21 28/4 36/1 36/25 37/1 44/17 45/22 46/2 anyone's [1] 23/23 anything [1] 25/20 anyway [2] 42/5 42/7 apologize [4] 6/6 13/20 19/9 23/22 apparently [1] 23/23 applicant [10] 4/5 4/19 5/3 5/6 5/8 6/19 9/20 12/9 23/15 42/17 applicants [2] 3/19 6/17 application [7] 4/19 5/8 5/22 6/4 8/21 9/13 42/19 applications [1] 5/23 appointment [1] 8/3 appreciate [1] 31/4 approval [2] 5/25 30/3 approved [2] 9/6 10/18 approximately [3] 6/25 7/10 15/8 are [59] area [5] 3/20 21/22 34/19 38/10 44/4 Arlington [1] 39/21 around [3] 9/23 27/7 30/16 article [2] 6/9 19/17 as [46] 3/17 5/10 5/10 5/22 5/22 6/11 6/21 6/23 7/8 7/19 7/22 8/4 10/21 11/1 11/11 12/25 14/8 14/8 15/9 16/13 16/19 17/11 18/8 19/15 19/19 24/8 24/8 25/12 26/2 30/8 33/16 35/19 35/19 39/21 40/13 41/13 42/23 42/24 42/25 43/1 44/11 44/17 44/17 44/21 45/6 47/7 ask [11] 3/6 3/12 3/24 3/24 4/5 4/5 11/24 21/3 26/11 38/21 38/25 asked [1] 30/19 asking [4] 25/25 26/14 30/25 31/12 aspect [1] 21/23 assembly [1] 22/12 assessments [1] 27/4 assets [1] 34/13 assistance [5] 7/25 8/3 8/18 26/15 27/25 associate [1] 16/18 associate's [1] 21/25 associated [1] 13/24 associates [5] 15/10 16/13 16/16 17/5 17/13 astronomical [1] 20/11 at [39] 3/3 4/3 5/23 6/12 6/12 7/1 8/16 8/25 9/1 9/2 10/12 11/13 11/21 11/25 12/16 15/23 16/8 19/13 19/14</p>	<p>22/3 22/10 25/11 26/5 26/13 28/5 28/12 30/9 30/10 30/14 32/1 34/17 36/19 38/9 41/17 41/19 45/22 45/22 46/1 46/6 attendance [1] 4/17 attention [1] 24/22 attorney [1] 5/11 attract [2] 18/11 22/12 attractive [1] 38/14 audacity [1] 25/4 audience [1] 40/15 authorize [1] 5/14 authorized [1] 6/3 automation [3] 42/25 43/8 43/12 availability [1] 14/11 available [3] 8/24 11/19 31/16 Avenue [1] 25/12 average [1] 15/12 away [3] 27/6 27/8 40/2 Awesome [1] 14/23</p> <p>B</p> <p>bachelor's [2] 16/18 22/1 back [12] 3/19 3/23 4/8 8/12 20/25 38/19 41/12 42/3 42/5 42/7 43/23 43/23 Band [1] 32/2 Band-Aids [1] 32/2 barrier [1] 7/18 base [2] 15/13 15/13 based [2] 41/13 44/2 basically [4] 10/11 10/12 30/13 30/21 basics [4] 6/2 9/20 12/10 12/10 be [50] because [18] 10/25 15/22 18/6 20/2 20/6 26/1 26/5 26/22 31/10 31/15 31/23 32/22 32/25 33/18 33/23 38/25 40/23 45/1 becomes [3] 27/11 38/6 38/6 becoming [2] 18/18 28/22 been [5] 15/25 19/23 22/13 37/25 47/8 before [3] 3/4 14/24 15/3 begin [1] 24/11 beginning [2] 16/5 41/14 behalf [2] 6/20 23/5 behind [1] 19/13 being [8] 4/18 25/16 27/20 33/10 41/22 42/21 44/6 45/25 belief [1] 47/7 believe [1] 42/18 below [1] 19/22 benefit [14] 9/7 9/15 9/18 10/10 11/14 16/10 16/14 17/8 26/7 27/4 27/20 33/6 33/17 33/23 benefiting [1] 36/24 benefits [20] 8/23 10/6 10/8 10/22 11/2 11/10 11/12 11/16 11/18 14/17 17/9 17/11 17/14 17/15 19/5 23/16 26/8 30/23 32/24 33/5 best [1] 47/7 better [8] 18/11 18/12 27/23 27/24 27/24 38/8 44/12 44/13 between [4] 4/19 10/13 11/24 15/14 beyond [2] 12/10 43/17</p>	<p>Bezo's [1] 44/22 Bezos [1] 24/15 big [2] 19/7 39/17 biggest [1] 19/21 bill [6] 4/13 8/10 12/14 29/11 29/17 40/8 billion [7] 18/10 24/14 24/17 26/11 28/23 31/10 40/1 billionaire [2] 37/7 42/10 billionaires [6] 25/3 26/25 33/10 33/22 36/13 36/17 billions [1] 40/3 biographies [1] 29/15 bleed [1] 34/14 board [7] 5/10 5/13 5/20 5/25 23/6 29/9 44/10 Boone [7] 2/9 5/2 12/12 12/21 13/6 13/18 17/21 both [2] 16/15 44/11 bottom [1] 20/15 bracket [1] 41/6 break [10] 18/7 19/7 20/19 20/21 20/23 24/12 26/13 35/2 36/14 39/17 breaks [5] 31/13 35/15 39/12 39/15 40/2 Bressler [2] 26/18 26/20 Bridge [1] 41/18 bring [5] 31/17 33/13 43/2 43/16 44/12 bringing [4] 15/21 17/17 43/12 43/17 Brodie [2] 31/4 31/7 brought [3] 34/22 35/13 37/11 Brown [1] 36/3 budget [2] 23/2 23/3 build [7] 4/21 18/12 20/1 20/2 24/9 39/7 39/13 building [5] 4/22 5/2 5/2 10/15 14/15 built [2] 20/6 38/5 bulk [1] 15/6 business [12] 3/11 8/25 14/17 24/10 31/19 31/20 31/21 36/11 36/15 36/16 42/10 45/2 businesses [6] 22/9 22/23 30/7 31/17 36/10 40/7 but [45] 3/20 3/21 4/6 4/7 5/24 7/14 9/6 9/20 12/22 13/3 18/18 19/3 20/12 20/17 21/22 23/15 24/22 25/5 25/15 26/7 27/14 27/21 29/22 33/5 33/21 35/22 36/2 37/18 38/3 38/10 39/12 40/4 40/14 41/8 41/14 42/5 42/14 42/17 43/19 44/4 44/6 44/13 44/23 45/1 45/8</p> <p>C</p> <p>C-E-R-T-I-F-I-C-A-T-I-O-N [1] 47/1 C-I-D [1] 25/11 C-I-E-S-L-A-K [1] 35/10 C.E.O [1] 4/14 call [2] 33/4 41/12 called [1] 19/24 Calvin [1] 28/12 came [2] 19/18 32/21 can [32] 9/12 9/12 9/13 9/14 9/16 10/21 12/3 12/3 12/15 12/23 13/16 14/20 17/24 18/11 20/17 21/3 21/3 26/25 29/6 30/6 30/20 30/22 31/2</p>
---	--	---

<p>C</p> <p>can... [9] 31/21 35/20 37/3 40/13 44/15 44/16 44/17 45/13 46/1</p> <p>can't [7] 24/17 31/16 31/17 34/4 43/5 43/9 43/11</p> <p>cap [1] 19/13</p> <p>capable [1] 28/20</p> <p>car [1] 7/16</p> <p>care [3] 15/5 29/19 30/16</p> <p>career [5] 16/5 16/10 16/23 16/24 17/8</p> <p>Carla [4] 31/4 31/7 32/12 38/19</p> <p>cashier [1] 41/21</p> <p>casinos [1] 20/21</p> <p>cause [2] 38/15 42/7</p> <p>caused [1] 20/8</p> <p>center [2] 3/18 7/11</p> <p>center/warehouse [1] 7/11</p> <p>CEO [2] 1/12 2/4</p> <p>certain [2] 7/9 7/24</p> <p>certainly [1] 24/21</p> <p>certify [1] 47/4</p> <p>challenge [1] 13/3</p> <p>change [2] 36/9 44/19</p> <p>changes [1] 28/5</p> <p>charged [1] 10/21</p> <p>chasing [1] 39/15</p> <p>cheaper [1] 36/6</p> <p>checkout [1] 41/21</p> <p>Cheryl [1] 36/3</p> <p>choice [3] 16/10 16/24 17/8</p> <p>Cid [1] 25/11</p> <p>Cieslak [2] 35/8 35/9</p> <p>cities [1] 39/11</p> <p>cities' [1] 39/14</p> <p>city [14] 31/8 31/23 32/19 32/21 32/24 33/6 33/16 33/18 33/19 33/20 33/23 36/4 39/17 39/21</p> <p>clarified [1] 4/1</p> <p>classes [3] 16/8 16/17 17/6</p> <p>clear [3] 8/14 9/3 9/10</p> <p>click [1] 9/12</p> <p>Clineman [1] 21/8</p> <p>close [2] 28/18 45/23</p> <p>closure [1] 14/2</p> <p>co [3] 4/19 6/17 6/19</p> <p>co-applicant [1] 6/19</p> <p>co-applicants [1] 6/17</p> <p>co-application [1] 4/19</p> <p>coffee [2] 22/22 37/13</p> <p>collar [1] 38/12</p> <p>colleagues [1] 22/16</p> <p>collectively [5] 6/21 7/8 7/19 7/22 8/2</p> <p>college [5] 16/9 17/3 17/7 22/2 41/17</p> <p>come [17] 14/24 20/20 24/22 31/12 35/15 35/23 37/2 38/19 38/21 38/22 40/12 41/9 42/3 42/7 43/23 43/25 45/11</p> <p>comes [2] 19/3 19/21</p> <p>coming [9] 17/5 19/4 20/16 25/21 29/22 30/4 33/24 45/25 46/3</p> <p>comment [11] 3/12 17/22 17/25 18/2 18/17 21/11 21/13 28/7 37/22 41/13 41/15</p> <p>comments [13] 3/6 3/25 4/3 4/4 4/9 5/18 6/5 17/19 29/4</p>	<p>39/4 42/13 44/2 45/21</p> <p>commercial [1] 10/20</p> <p>communicate [1] 12/1</p> <p>communities [4] 15/22 22/20 22/22 25/22</p> <p>community [27] 16/9 17/3 17/7 17/17 19/25 22/8 22/13 23/1 25/20 26/13 27/2 27/5 27/11 29/14 29/18 29/20 29/22 30/8 33/9 34/1 34/12 34/14 34/15 34/15 34/21 35/20 42/6</p> <p>companies [2] 10/20 38/8</p> <p>companies' [1] 39/14</p> <p>company [21] 6/20 6/22 8/3 8/11 8/13 8/14 8/18 8/21 11/6 13/8 18/10 22/7 27/16 31/10 31/24 35/3 35/14 39/23 39/25 42/4 45/1</p> <p>compared [1] 13/25</p> <p>completion [1] 8/6</p> <p>compliant [1] 7/17</p> <p>comprehensive [2] 17/9 17/14</p> <p>concern [4] 24/12 37/19 37/19 44/8</p> <p>concerned [2] 24/11 45/2</p> <p>concluded [1] 46/6</p> <p>conditional [1] 30/3</p> <p>conditions [6] 27/23 30/10 30/11 32/5 33/2 33/8</p> <p>Confirming [1] 39/19</p> <p>conglomerates [1] 37/8</p> <p>connection [2] 6/14 8/5</p> <p>Conor [6] 21/16 21/17 23/9 40/12 41/11 43/15</p> <p>conscientious [1] 29/13</p> <p>conservative [1] 42/21</p> <p>consider [2] 25/6 31/1</p> <p>consideration [1] 26/1</p> <p>considered [1] 44/9</p> <p>considering [3] 9/5 10/3 44/11</p> <p>consisting [1] 6/23</p> <p>construction [9] 4/23 7/10 8/5 10/1 11/7 23/19 27/13 40/17 40/23</p> <p>consultants [1] 5/11</p> <p>contact [1] 11/25</p> <p>continue [3] 26/2 30/21 43/24</p> <p>contribute [1] 35/2</p> <p>control [1] 20/17</p> <p>controls [1] 7/14</p> <p>copy [1] 8/20</p> <p>corporate [4] 17/12 18/9 34/16 38/11</p> <p>corporation [2] 19/21 34/21</p> <p>corporations [3] 28/19 28/23 34/18</p> <p>correspondence [1] 18/14</p> <p>corridor [1] 22/13</p> <p>cost [11] 9/14 9/18 10/5 10/10 10/12 10/23 11/1 11/13 11/14 11/17 44/7</p> <p>costs [2] 8/23 13/24</p> <p>could [2] 24/2 36/14</p> <p>Councilman [2] 32/16 32/18</p> <p>counsel [2] 5/4 5/12</p> <p>counter [1] 41/21</p> <p>country [2] 19/22 27/7</p> <p>county [30] 1/1 4/14 5/21 6/10 9/9 10/15 11/17 17/2 17/2 17/7 18/5 18/12 19/15 19/16 19/18 19/19 21/18 23/6 23/12 25/13 28/14 28/21</p>	<p>28/24 29/13 29/25 32/23 34/11 35/12 42/9 42/9</p> <p>couple [2] 16/8 44/1</p> <p>course [2] 5/9 11/7</p> <p>Court [2] 1/23 21/6</p> <p>cousin [1] 31/24</p> <p>Covid [2] 22/8 32/7</p> <p>create [1] 9/25</p> <p>creating [2] 38/13 38/13</p> <p>creation [3] 11/4 37/23 37/24</p> <p>credit [4] 32/9 38/22 38/23 39/1</p> <p>criminals [1] 38/12</p> <p>crisis [1] 44/14</p> <p>critical [1] 33/8</p> <p>Crotty [2] 2/5 9/1</p> <p>currently [1] 26/8</p> <p>cut [2] 30/14 31/21</p> <p>cyclical [1] 38/7</p> <p>D</p> <p>damage [1] 20/8</p> <p>Daniel [2] 18/23 18/24</p> <p>dark [1] 7/17</p> <p>data [1] 9/24</p> <p>day [3] 17/8 45/13 46/1</p> <p>Dean [1] 29/10</p> <p>Dean's [1] 29/15</p> <p>debatable [1] 45/12</p> <p>debate [2] 45/12 45/13</p> <p>DEC [1] 14/3</p> <p>decisions [1] 45/2</p> <p>deep [2] 30/13 30/13</p> <p>degree [3] 16/18 21/25 22/1</p> <p>Delaware [1] 6/19</p> <p>delivery [2] 7/13 15/19</p> <p>demand [2] 34/20 40/9</p> <p>demolition [1] 7/9</p> <p>Denise [1] 4/17</p> <p>dental [1] 17/10</p> <p>deny [2] 26/14 43/21</p> <p>depending [1] 15/15</p> <p>DeRosa [3] 23/25 24/4 37/2</p> <p>designee [1] 8/4</p> <p>destroy [1] 34/18</p> <p>determines [1] 10/5</p> <p>develop [1] 28/25</p> <p>developer [3] 4/21 5/1 13/6</p> <p>developers [1] 43/2</p> <p>development [11] 1/1 6/11 13/8 13/23 14/1 14/14 15/1 15/7 38/17 41/4 43/8</p> <p>did [1] 23/9</p> <p>didn't [3] 20/7 27/14 36/1</p> <p>Dino [1] 28/6</p> <p>directly [1] 42/14</p> <p>directors [4] 5/10 5/13 23/6 44/10</p> <p>disappointing [1] 25/14</p> <p>disasters [1] 27/12</p> <p>disclosed [1] 39/23</p> <p>discourage [1] 4/8</p> <p>discourse [1] 41/8</p> <p>Discussion [1] 13/13</p> <p>Disney [1] 20/24</p> <p>distribution [4] 3/18 7/11 7/12 15/4</p> <p>district [1] 23/2</p> <p>do [30] 3/13 3/19 3/25 4/7 9/3 9/17 9/21 11/6 16/6 23/17 24/17 24/23 25/22 26/8 28/10 30/5 31/1 33/5 33/6 35/22 35/24 37/9 38/23 41/7</p>
--	---	--

D	43/9 43/11 enter [1] 29/7 entity [1] 6/21 environmental [1] 34/20 equipment [4] 7/21 7/22 8/10 10/16 equipping [1] 8/6 especially [1] 24/25 Esq [1] 2/9 estate [1] 13/8 estimate [1] 11/15 estimated [1] 11/12 estimates [1] 11/4 even [5] 9/5 23/16 25/4 25/8 43/16 eventually [1] 36/22 every [5] 5/20 19/25 21/23 31/25 32/1 everybody [2] 35/16 36/7 everyone [5] 3/1 5/5 21/19 36/9 40/11 everyone's [2] 4/9 29/20 everything [4] 9/4 9/5 35/24 45/11 exactly [3] 5/24 24/1 45/17 example [1] 22/7 exams [1] 22/5 Excellent [1] 17/20 excessive [1] 18/19 exempt [1] 10/21 exempting [1] 10/13 exemption [1] 24/13 exemptions [2] 7/25 24/25 existing [2] 13/25 14/5 Exit [1] 20/9 expansion [1] 15/2 expense [2] 26/13 34/17 explain [1] 9/20 expression [1] 43/6 extend [1] 14/12 extended [2] 17/11 17/12 extending [1] 22/11 extract [1] 35/19 extraordinary [1] 13/24 extremely [2] 35/14 40/5	financial [7] 7/24 8/2 8/17 26/15 27/25 29/24 35/17 find [8] 11/20 11/22 12/3 12/7 16/21 43/5 43/9 43/11 finding [1] 43/4 fine [3] 40/15 45/16 45/21 FIORAVANTI [3] 1/12 2/4 4/13 firm [1] 9/22 first [7] 13/25 18/22 20/20 24/7 32/1 32/2 42/15 firsthand [1] 26/4 fit [1] 33/21 five [1] 36/22 fixtures [2] 7/21 10/16 flag [1] 28/6 floor [3] 12/18 30/15 33/1 Florida [2] 20/20 20/22 focused [1] 44/20 focusing [1] 25/18 folks [2] 37/20 46/3 following [3] 6/15 7/3 13/14 foot [1] 7/11 footing [1] 40/8 forced [2] 36/12 41/2 foregoing [1] 47/6 forests [1] 29/1 forgot [1] 19/8 form [1] 7/25 formed [1] 6/21 forth [4] 3/19 3/23 4/8 41/12 forward [1] 17/18 foundation [3] 16/17 39/18 39/19 four [1] 19/19 Fran [1] 40/14 FRANCES [4] 1/23 4/15 47/3 47/17 frankly [1] 43/14 free [2] 21/25 41/6 friend [1] 28/8 friends [1] 26/5 front [2] 12/24 37/3 full [4] 15/9 15/17 26/19 32/17 full-time [2] 15/9 15/17 funds [2] 25/19 31/16 furniture [2] 7/21 10/16 further [2] 12/8 13/14 future [3] 14/13 17/10 43/23
E	F	
e-mail [6] 12/4 17/23 17/25 17/25 18/2 18/3 each [5] 6/19 6/20 9/12 11/5 12/3 earn [1] 11/5 east [1] 13/23 easy [1] 13/4 echo [1] 35/12 Eckert [2] 21/16 21/17 economic [7] 14/17 15/1 33/4 33/5 38/16 41/4 43/1 economically [2] 10/8 11/16 economy [2] 11/17 40/6 education [3] 23/5 27/21 42/15 educational [3] 16/25 17/14 22/6 educator [1] 29/16 effort [1] 27/3 efforts [1] 15/2 electric [1] 7/15 ELS [1] 16/17 else [7] 11/6 24/19 31/2 35/22 36/1 36/7 37/2 else's [1] 41/13 elsewhere [1] 24/18 employee [2] 11/5 17/12 employees [1] 34/23 employer [2] 34/12 34/22 employers [3] 34/13 34/14 43/5 encourage [1] 42/22 end [8] 4/3 10/9 28/5 40/8 42/12 44/20 45/12 46/2 endanger [1] 26/3 ended [1] 39/16 endorse [1] 26/22 ends [1] 26/10 enough [5] 5/16 11/23 25/22	face [1] 40/14 facility [12] 7/19 7/21 7/23 7/24 8/6 8/8 8/12 8/20 15/5 17/5 19/4 20/7 facing [2] 33/8 43/1 fact [2] 22/15 26/24 factored [1] 11/12 facts [1] 30/9 fair [3] 35/3 35/4 36/19 familiar [1] 19/17 families [1] 27/22 family [2] 19/19 26/5 famous [2] 39/6 39/10 far [3] 5/8 5/16 24/8 feel [2] 35/1 36/5 fees [1] 16/15 feet [1] 22/18 fella [1] 33/1 few [4] 23/17 39/18 42/15 44/3 figure [4] 16/1 16/6 20/7 35/21 figured [2] 20/3 20/5 filed [1] 8/21 fill [2] 3/22 37/17 final [2] 5/25 30/3	
	G	
	gained [1] 25/6 gas [1] 7/16 GED [1] 16/17 general [2] 5/12 6/9 gentleman [2] 20/4 25/17 Georgia [1] 40/21 get [25] 3/5 5/17 6/5 9/19 10/21 11/8 19/11 19/12 22/20 22/21 25/24 27/20 30/20 31/9 31/21 32/6 32/6 32/7 32/11 35/17 36/18 37/13 38/2 41/12 41/25 getting [8] 10/8 27/20 30/2 31/11 31/13 36/14 39/16 40/21 Giovanni [1] 29/10 give [17] 13/3 13/19 19/7 20/17 20/18 20/21 20/22 30/5 31/1 32/9 35/24 38/22 38/23 40/2 42/5 45/7 45/16 given [4] 6/8 26/12 33/10	

G	have [57]	12/9 28/3 33/16
given... [1] 47/7	haven't [2] 20/3 36/15	I'll [4] 3/24 4/7 5/7 18/3
giving [14] 4/9 10/2 10/3	having [4] 12/23 13/11 25/19	I'm [33] 4/3 4/12 4/13 5/6
10/6 19/10 20/24 24/12 24/19	47/8	6/2 12/22 12/24 18/17 18/21
24/24 29/23 30/6 35/2 39/11	he [4] 22/4 22/5 32/25 33/1	20/5 21/19 23/22 24/11 24/15
45/5	he's [2] 22/4 44/25	24/19 24/23 25/3 25/25 26/14
glad [1] 20/5	headquartered [1] 13/9	26/14 26/22 28/16 30/25
Glendowlyn [5] 2/11 4/24	headquarters [2] 39/7 39/22	35/12 36/4 37/11 38/1 38/17
14/18 14/25 17/20	health [1] 17/9	42/13 42/14 42/16 44/16 45/5
go [18] 5/16 9/8 12/18 12/25	hear [8] 8/16 12/8 14/20	I've [3] 29/18 36/20 44/22
13/20 21/24 24/18 24/18 27/1	17/24 27/14 37/3 40/13 45/17	I84 [2] 13/22 14/9
27/10 29/8 31/2 32/7 36/5	heard [4] 19/1 19/8 25/13	IDA [15] 4/14 5/9 5/21 9/10
36/10 41/2 41/6 41/20	44/22	9/13 19/16 22/24 28/14 29/11
goal [1] 12/5	hearing [13] 3/2 3/4 3/16	40/19 43/16 44/8 44/20 45/6
goes [1] 42/23	5/14 5/17 6/3 6/7 6/8 12/23	45/18
going [46] 3/13 4/3 4/12 5/6	13/12 17/19 25/15 45/24	IDA's [2] 23/12 45/5
6/2 9/25 10/2 11/11 12/13	heavy [1] 15/5	IDAs [1] 9/23
12/24 17/22 18/17 18/21 19/6	held [3] 6/10 13/7 13/13	idea [2] 38/20 44/17
19/6 20/4 20/16 20/24 21/24	Hello [2] 12/20 31/5	ideally [1] 15/5
22/11 22/14 22/17 22/25 23/2	help [5] 18/10 23/2 23/3	if [34] 3/11 3/25 10/18
23/3 27/10 27/11 29/25 32/8	30/19 44/13	11/21 11/22 12/1 12/7 15/23
35/12 35/22 36/8 36/9 36/23	her [1] 19/8	16/7 18/18 19/2 20/8 23/14
37/17 38/24 39/10 41/23 42/3	here [46] 3/18 3/21 3/21	23/16 23/17 24/17 26/18 27/9
42/4 42/7 42/14 42/20 43/19	4/15 4/18 15/3 15/16 19/4	27/11 27/14 28/4 32/6 32/6
43/24 45/23	19/21 21/19 24/22 25/14	32/16 33/11 36/2 37/3 38/20
gone [2] 40/18 41/19	25/17 25/21 25/23 28/16 29/9	38/21 38/23 38/25 40/13
gonna [4] 25/21 30/2 32/7	30/2 30/4 32/21 33/11 33/12	45/12 46/2
38/22	33/13 33/14 33/15 33/21	ii [1] 7/8
good [17] 3/1 12/20 14/20	34/18 34/22 35/1 35/13 35/15	iii [1] 7/19
14/23 19/25 21/17 21/19	35/23 37/11 37/15 38/3 38/23	impact [1] 11/9
23/24 25/12 27/16 30/7 30/23	43/3 44/16 44/16 44/18 44/19	important [8] 21/23 22/1 22/6
30/25 34/17 45/1 45/9 45/10	45/3 45/8 45/9 45/11 46/1	22/19 37/6 37/9 41/3 41/10
got [3] 24/21 30/13 38/20	here's [1] 39/17	improve [1] 14/4
gotta [3] 32/7 36/19 38/2	hereby [2] 6/8 47/4	improvements [6] 7/13 7/14
government [1] 34/24	hey [1] 30/19	14/4 14/5 14/7 14/9
grandfather [1] 29/16	Hi [3] 18/1 18/4 35/9	in [123]
grandson [1] 33/1	high [4] 26/3 36/12 43/3	insaudible [7] 13/10 14/5 14/6
granting [2] 7/24 22/24	43/17	14/13 16/19 40/7 41/1
grants [1] 22/9	Hill [5] 1/8 1/9 6/13 6/14	incentive [9] 9/7 25/15 25/25
gravel [1] 14/1	26/21	27/13 33/12 33/13 33/15 34/2
great [7] 17/24 19/9 25/18	hire [1] 41/24	41/1
26/6 37/24 40/11 41/8	hiring [1] 37/14	incentives [25] 6/1 10/2
Greeley [2] 2/10 4/25	his [4] 22/5 24/16 29/6	10/12 18/8 20/19 23/16 26/23
grew [1] 38/9	43/15	27/1 28/19 29/24 30/5 31/2
ground [1] 3/15	Hispanic [1] 38/9	31/9 33/7 33/11 33/18 39/24
group [2] 37/10 43/15	hit [2] 40/16 44/11	40/3 40/25 41/3 41/16 41/22
grow [2] 16/19 40/6	home [1] 11/21	41/25 42/8 44/9
growing [1] 44/5	homeowners [3] 20/22 20/23	incentivized [1] 40/6
grown [1] 44/6	20/25	include [1] 4/2
guarantee [1] 41/23	Hoops [3] 7/2 7/6 7/6	includes [1] 14/5
guard [1] 43/22	hope [1] 25/6	including [5] 5/11 7/11 7/13
guinea [1] 20/2	horrendous [1] 30/11	7/14 8/22
guy's [1] 38/10	horse [1] 24/8	income [1] 16/3
guys [1] 19/16	hour [7] 15/12 15/13 15/15	incorporated [2] 6/16 6/18
	19/20 37/14 37/16 38/25	increase [2] 26/2 42/24
	hourly [3] 15/10 16/12 17/13	increased [1] 40/9
H	hours [2] 8/25 32/4	incumbent [1] 40/7
had [5] 20/10 22/2 36/16	houses [1] 33/20	Indiana [1] 13/9
39/12 41/20	housing [5] 28/25 33/9 44/9	Indianapolis [1] 13/9
half [1] 40/14	44/14 44/15	individuals [1] 40/8
hall [3] 1/8 6/13 45/13	how [19] 9/25 11/4 11/5 19/1	industrial [5] 1/1 4/21 6/10
hand [3] 24/16 30/14 32/3	19/3 20/18 20/20 30/24 31/11	21/22 22/18
handwriting [1] 23/23	33/5 33/6 33/17 33/17 33/22	information [4] 9/8 9/16
happen [1] 27/11	34/9 36/17 36/24 37/17 38/5	11/23 12/5
happened [1] 5/7	However [1] 3/25	infrastructure [5] 18/12 20/3
happening [3] 9/17 25/17	HQ2 [2] 39/9 41/1	22/11 23/4 34/25
43/10	Hudson [2] 17/1 35/4	initial [3] 5/13 8/14 23/10
hard [4] 37/16 38/1 38/2	huge [1] 16/10	injury [4] 26/3 30/11 30/20
38/3	human [1] 29/17	30/24
has [11] 6/4 13/24 16/2 16/4	hundreds [1] 15/18	input [1] 9/24
16/6 16/9 22/13 24/16 29/24	hurt [1] 32/6	insensitive [2] 42/6 45/7
39/20 44/8		inside [1] 27/2
Hasborough [1] 21/12	I	inspection [1] 8/24
	I'd [7] 3/6 3/12 3/14 12/7	

I	K	lines [1] 11/25 Lissa [5] 18/1 18/1 18/3 18/4 18/13 live [8] 25/11 28/10 28/12 33/14 34/11 34/18 44/16 44/18 lives [2] 28/8 28/14 living [3] 35/4 35/4 44/7 LLC [3] 1/5 6/15 6/17 loading [1] 7/17 local [12] 6/12 8/1 11/16 22/15 23/12 23/18 23/21 27/14 37/25 39/23 40/17 40/22 localities [1] 40/2 locally [5] 10/13 10/24 11/1 11/6 44/5 located [2] 7/1 9/1 location [1] 8/19 locations [1] 39/21 long [1] 45/14 look [5] 17/18 38/8 43/10 43/16 43/23 looked [1] 24/13 looking [4] 10/12 25/8 35/18 42/13 loopholes [1] 35/19 lose [1] 10/25 lot [11] 6/6 12/1 13/11 25/4 26/22 27/3 27/6 29/21 39/7 39/10 43/4 lots [3] 39/11 39/14 39/14 low [2] 26/4 42/19 lower [1] 44/13 lunch [2] 22/21 22/21 Lynn [1] 36/3
installation [2] 7/20 14/6 instead [2] 28/24 42/9 instruments [1] 35/18 insufficient [1] 40/5 intend [1] 34/14 intention [1] 12/7 interest [4] 6/24 8/7 8/10 47/12 interesting [1] 24/20 interrupt [1] 12/22 intersection [1] 32/1 intersections [1] 14/8 into [9] 5/19 9/19 19/3 26/1 27/3 29/22 31/12 34/12 43/23 invention [1] 43/7 invest [2] 16/23 29/25 investing [2] 17/15 22/7 investment [3] 13/8 21/21 23/4 investments [1] 41/4 invite [2] 34/12 34/21 inviting [1] 34/13 involved [4] 13/10 22/24 45/25 47/11 is [119] issue [2] 21/1 44/21 issues [2] 43/13 44/11 it [63] it's [30] 3/16 3/23 4/19 9/9 9/10 9/23 9/25 11/1 18/18 19/2 20/2 21/21 22/5 22/22 23/2 23/16 25/14 25/21 26/6 29/23 31/10 31/23 36/13 37/6 37/8 42/7 43/4 44/7 44/19 45/3 items [1] 15/6 its [3] 8/4 9/2 39/22 itself [2] 6/20 14/15	keep [2] 41/23 43/3 keeping [1] 40/17 Kelly [4] 2/6 4/14 18/13 29/11 key [2] 16/24 22/13 kids [1] 41/19 killing [1] 26/10 kind [1] 36/13 kinds [1] 43/3 kits [2] 32/1 32/2 know [24] 11/25 12/1 16/8 20/6 20/12 24/17 24/22 26/4 26/8 27/3 27/9 27/9 30/9 30/13 33/17 33/22 37/17 38/1 38/6 38/14 38/14 39/2 42/17 44/20 knowledge [1] 47/7 known [7] 3/17 6/11 6/21 6/23 7/8 7/19 7/22 knows [1] 38/5	L labor [13] 4/23 11/7 22/15 22/19 22/20 23/12 23/18 33/3 40/20 40/23 40/24 41/10 43/13 laborer [1] 37/24 lack [1] 38/7 lady [2] 19/8 31/18 laid [2] 15/25 38/15 land [5] 7/1 7/8 7/23 8/8 34/19 landscaping [1] 7/18 Lane [4] 1/24 2/5 9/1 28/12 large [3] 28/19 28/22 38/5 last [7] 3/10 9/17 17/4 35/10 36/20 39/5 41/11 Lastly [1] 14/10 launch [1] 15/16 launched [1] 17/3 Law [1] 6/10 lawn [1] 11/10 lead [1] 15/2 leading [1] 43/7 Leanna [1] 28/2 lease [1] 8/9 leaseback [1] 8/13 leasehold [1] 6/24 left [1] 23/10 legal [1] 5/3 legalese [1] 6/6 let [1] 35/23 let's [11] 10/11 11/10 13/19 19/10 19/22 20/13 20/14 22/23 44/21 45/12 45/15 letter [2] 17/23 29/6 levels [1] 43/3 liability [1] 6/19 Liberty [1] 32/19 lighting [1] 7/18 like [34] 3/6 3/11 3/14 3/23 12/7 12/9 13/2 18/10 18/18 19/1 19/25 23/20 28/3 29/12 30/5 30/19 30/24 31/18 31/19 31/20 32/3 32/11 33/3 33/7 33/16 33/22 33/24 36/5 36/21 37/2 38/9 41/21 42/25 43/15 limit [1] 18/17 limited [2] 6/19 7/15 Linden [1] 25/12 line [1] 20/15
J		M ma'am [1] 28/1 made [4] 24/20 25/17 26/11 36/15 mail [6] 12/4 17/23 17/25 17/25 18/2 18/3 main [2] 9/9 12/2 mainly [1] 13/10 maintenance [1] 11/10 majority [1] 27/21 make [12] 3/11 4/10 5/17 9/3 12/4 19/20 26/10 31/11 32/11 36/10 36/18 45/1 making [2] 37/15 45/11 Maldonado [2] 18/21 18/25 man [2] 29/15 32/25 manager [2] 2/7 4/15 managerial [1] 15/11 manufacturing [2] 22/12 43/18 many [7] 9/25 26/7 38/5 40/23 42/20 43/21 44/22 map [7] 7/1 7/2 7/4 7/4 7/5 7/6 7/7 March [4] 1/7 3/3 6/12 45/23 March 3 [1] 6/12 March 3rd [1] 45/23 Mark [4] 28/13 28/15 29/1 29/10 market [1] 15/15 Mart [3] 36/7 41/20 41/20 Maryland [1] 21/5 massive [1] 20/8 matching [1] 17/10 materials [1] 10/15 Matt [13] 12/12 12/13 12/15 12/18 12/21 12/25 13/6 13/11
James [2] 29/10 29/16 Jeff [2] 24/15 44/22 job [16] 11/3 15/24 15/25 16/2 16/3 16/4 16/6 16/9 22/15 37/23 37/23 38/7 38/7 41/20 43/3 45/6 jobs [34] 9/25 10/1 15/9 15/19 15/21 17/17 18/11 19/9 21/22 22/19 23/4 26/4 27/13 27/15 30/8 30/12 30/25 33/9 33/19 38/12 38/13 40/17 41/21 41/24 42/1 42/2 42/18 43/3 43/17 43/18 43/20 43/24 44/12 44/13 John [2] 21/7 21/12 Johnson [2] 31/4 31/7 Johnson-Brodie [2] 31/4 31/7 joining [2] 4/24 5/5 Jonathan [4] 2/10 4/25 35/8 35/9 Joyce [3] 26/18 26/18 26/20 jurisdictions [1] 39/24 just [39] 3/10 3/12 3/14 3/15 4/12 5/7 5/15 6/6 11/18 12/10 12/10 13/22 23/17 23/23 24/23 25/3 25/15 25/17 26/2 29/11 29/23 30/9 31/23 32/15 32/19 34/24 35/12 35/20 36/4 37/5 38/15 38/17 40/12 40/16 41/8 42/15 44/3 44/23 45/5		

M	21/5 23/10 24/12 24/21 26/10 28/8 28/16 33/1 33/23 35/10 36/3 37/18 37/19 41/5 41/17 41/19 44/24 47/7 47/9 myself [1] 43/15	offers [1] 17/7 office [3] 7/12 8/25 11/25 oh [1] 38/10 okay [12] 12/8 12/17 13/19 14/21 21/11 21/14 21/16 28/4 28/10 32/15 34/7 37/15 old [1] 16/7 on [47] 3/13 3/19 3/22 4/18 5/16 5/25 6/11 6/20 7/20 9/2 9/4 9/8 9/8 9/12 10/14 10/15 10/17 10/18 10/20 11/19 12/3 12/12 14/16 14/25 15/15 15/21 18/18 20/15 22/15 22/17 23/5 23/20 23/23 24/9 24/18 25/18 30/8 30/15 33/1 35/21 36/6 39/11 40/16 41/18 44/20 45/22 46/2 once [1] 41/25 one [24] 6/16 9/6 9/12 11/15 13/3 16/24 17/8 17/23 17/25 18/2 19/2 20/14 21/23 23/17 24/2 27/12 32/22 36/11 37/5 37/22 39/5 41/14 41/19 41/21 ones [2] 9/16 13/4 online [3] 17/5 24/14 36/20 only [5] 5/15 10/22 18/13 38/14 44/24 onto [1] 14/9 open [1] 18/16 opening [2] 3/2 3/4 openly [1] 12/2 operating [1] 28/20 operation [1] 14/17 operations [3] 25/1 37/7 39/22 operator [2] 8/15 8/19 opportunities [2] 16/21 44/15 opportunity [7] 14/24 17/16 21/24 22/2 22/17 23/8 41/5 opposed [6] 24/19 24/24 26/22 38/1 38/17 45/8 opposition [2] 18/6 28/17 or [32] 3/5 6/20 8/4 8/15 9/2 9/5 11/17 11/21 11/22 11/23 12/2 14/11 15/15 16/2 16/3 16/4 16/17 16/20 17/23 18/7 18/9 24/9 24/23 25/19 27/8 30/22 33/6 36/14 40/6 41/24 42/10 43/12 ORANGE [28] 1/1 4/14 5/20 6/10 9/9 10/15 17/2 17/2 17/6 18/5 18/12 19/15 19/15 19/18 19/19 21/18 23/6 23/12 25/13 28/14 28/21 28/24 29/13 29/25 34/11 35/11 42/8 42/9 order [2] 3/14 44/2 originally [1] 23/13 Orlando [2] 20/20 20/22 other [18] 5/23 11/7 11/23 16/21 25/19 26/6 30/7 30/12 30/24 31/17 35/13 36/10 36/21 39/3 43/24 44/1 45/17 45/21 others [3] 26/7 43/21 44/4 otherwise [1] 12/7 our [51] ourselves [1] 15/20 out [20] 16/1 16/6 19/18 20/3 20/5 20/7 20/10 23/10 30/15 32/7 33/24 35/21 36/11 41/22 42/1 42/2 42/3 43/4 45/25 46/1
Matt... [5] 13/16 13/18 13/20 14/18 17/21 matter [6] 1/3 6/15 19/4 25/20 30/4 47/12 Matthew [2] 2/9 5/2 Matthews [1] 21/18 may [4] 4/4 15/25 16/8 44/18 maybe [2] 27/19 37/15 McBride [3] 7/1 13/23 24/9 McLaughlin [2] 2/9 5/4 me [10] 12/4 14/20 17/11 17/24 23/10 28/6 29/8 38/9 39/5 47/8 mean [1] 15/23 means [1] 15/23 medical [3] 17/9 30/15 30/18 meet [2] 15/22 26/10 meeting [1] 45/13 member [1] 5/20 members [3] 22/20 29/9 29/13 mentioned [3] 23/17 24/20 26/2 mentioning [1] 23/21 menu [1] 9/10 Michael [1] 29/9 Middletown [2] 25/12 36/4 midst [1] 33/24 midwest [1] 40/21 might [1] 4/2 million [10] 10/24 11/1 11/3 11/13 11/14 21/21 22/18 24/15 28/18 39/25 millionaire [1] 42/10 millions [2] 20/18 22/25 mind [2] 28/5 39/12 mine [2] 14/1 14/2 minimum [3] 19/11 19/12 22/15 Miss [2] 5/18 13/3 mobility [1] 22/2 mom [2] 25/1 37/7 money [17] 18/9 18/11 25/1 25/19 27/1 31/2 31/12 32/23 32/23 33/10 35/21 35/24 36/15 37/7 37/19 42/3 42/5 Montgomery [5] 20/7 22/3 22/8 30/1 38/4 months [1] 30/2 more [12] 3/16 15/15 24/2 25/8 28/19 37/22 41/14 41/24 42/20 43/8 43/12 44/14 morning [3] 24/13 37/10 37/12 mortgage [4] 8/1 10/18 10/20 28/21 most [3] 32/1 45/4 45/8 mostly [1] 45/1 mother [1] 43/6 move [2] 16/1 17/22 Mr. [6] 5/2 31/3 34/3 37/2 39/4 41/14 Mr. Matthew [1] 5/2 Mr. Nguya [2] 31/3 39/4 Mr. Shakur [2] 34/3 41/14 much [9] 11/5 11/5 14/24 17/21 18/20 31/15 35/19 40/24 46/3 multi [3] 18/10 25/3 28/23 multi-billion [2] 18/10 28/23 multi-billionaires [1] 25/3 Municipal [1] 6/9 my [27] 4/13 12/20 13/5 14/25 18/1 18/4 18/6 18/9	N name [21] 3/13 4/13 6/16 6/18 12/20 13/5 13/17 14/25 18/1 18/4 18/22 19/8 23/24 24/2 25/10 26/19 31/6 32/17 34/7 35/10 36/3 natural [1] 34/16 nature [2] 8/20 12/12 nearly [1] 40/1 necessity [2] 43/4 43/6 need [18] 11/11 15/24 25/2 27/23 30/5 30/19 32/9 33/7 33/7 33/20 35/1 35/15 36/2 37/8 37/20 40/24 42/5 44/19 needed [1] 19/20 needs [1] 45/3 neighbors [1] 22/16 never [1] 44/8 new [31] 1/1 1/9 1/24 2/5 2/5 6/9 6/14 7/7 9/1 9/2 9/9 9/23 14/2 14/6 15/3 18/5 21/6 23/5 26/21 26/21 28/16 29/2 39/7 39/13 39/17 39/20 39/21 40/1 40/4 40/25 47/4 Newburgh [18] 1/24 21/6 28/8 28/13 28/14 28/16 29/2 31/8 31/8 31/23 32/19 32/21 32/23 32/24 33/7 33/16 38/4 41/18 next [13] 5/6 6/2 16/1 21/7 23/22 25/10 26/17 28/1 31/4 34/4 35/7 41/7 41/7 NFA [1] 31/19 Nguya [3] 28/6 31/3 39/4 Nice [1] 13/2 Nicholas [5] 23/24 23/25 24/4 26/24 30/6 no [19] 4/6 19/4 21/11 21/11 21/13 22/23 25/20 30/4 30/15 31/21 32/6 32/14 34/21 35/1 37/22 37/22 44/7 45/3 47/12 nobody [1] 20/12 north [2] 1/24 13/22 not [52] Notary [1] 47/3 note [1] 42/24 nothing [3] 25/5 25/5 40/4 Notice [2] 6/7 6/7 now [11] 3/2 17/24 18/17 19/20 22/4 28/3 33/4 33/23 36/23 37/14 44/11 number [10] 7/1 7/2 7/4 7/5 7/6 7/7 9/1 12/2 20/11 42/18 numbers [1] 42/23	O O'Connell [1] 21/14 OC [1] 9/9 OCNYIDA [2] 1/12 2/4 OCNYIDA.com [1] 9/10 Odock [2] 29/10 29/15 off [11] 13/13 14/9 15/25 30/20 30/20 30/22 30/24 31/14 32/6 36/16 38/15 off-ramp [1] 14/9 offended [1] 25/3 offer [2] 16/10 17/8 offered [1] 39/24

O	pleading [1] 26/14	47/3
outcome [1] 47/13	please [13] 3/7 12/8 12/16	pull [1] 40/19
outpaced [1] 44/6	13/4 14/19 24/2 26/1 26/11	pump [1] 7/15
outside [2] 3/20 45/13	26/14 32/16 36/1 40/13 41/14	purchased [1] 9/21
over [7] 11/2 14/16 19/18	pleased [1] 15/3	purposes [1] 42/15
23/14 35/5 36/8 41/1	pledge [3] 3/7 3/8 16/11	pursuant [4] 6/8 8/8 8/10
overall [1] 23/3	pledged [1] 16/12	8/13
overtime [1] 26/9	plowing [1] 11/10	put [5] 3/12 12/24 18/17
own [3] 28/9 29/3 30/22	plundered [1] 34/16	27/3 42/19
owned [1] 28/22	point [5] 5/24 25/18 32/8	putting [1] 20/4
owner [2] 8/15 8/19	36/8 40/11	
owner/operator [1] 8/19	policy [3] 15/1 23/12 23/18	Q
P	pollute [1] 25/22	question [5] 3/24 11/24 13/21
p.m [4] 1/7 3/3 6/12 46/6	pollution [2] 25/23 26/3	44/5 44/7
pacify [1] 45/10	pond [2] 20/10 20/10	questions [2] 4/10 11/24
pacifying [1] 45/9	poor [3] 31/14 38/14 38/16	Quinn [1] 4/17
page [1] 9/9	pop [2] 25/1 37/7	quite [1] 37/12
paid [2] 16/14 38/2	popularly [1] 3/17	
pandemic [1] 33/25	portions [1] 7/3	R
paper [1] 27/5	positions [5] 15/9 15/11	race [2] 24/8 39/6
paragraphs [1] 39/18	15/17 16/22 37/18	rains [1] 20/9
parking [1] 7/16	potentially [1] 10/7	raise [1] 38/24
part [5] 15/9 16/11 16/14	Potter [3] 28/13 28/15 29/2	ramp [1] 14/9
19/14 19/15	Poughkeepsie [1] 34/10	rate [1] 20/13
particulars [2] 3/22 6/4	practically [1] 26/9	rates [1] 30/11
parties [1] 47/11	pre [1] 16/14	ratio [7] 10/10 10/10 11/14
partner [3] 15/7 22/10 22/14	pre-paid [1] 16/14	19/2 19/3 20/12 20/15
partners [1] 15/19	present [5] 2/9 4/13 12/9	re [2] 1/4 33/21
partnership [5] 15/7 16/24	12/13 25/4	re-fit [1] 33/21
17/4 21/18 23/7	presented [1] 5/12	reach [1] 19/13
partnerships [1] 16/25	preserve [1] 28/25	read [6] 5/6 5/21 6/2 18/3
parts [1] 5/22	previous [1] 39/20	27/5 34/4
party [1] 15/20	prices [3] 36/6 36/10 36/12	reading [1] 29/11
pass [1] 28/3	pride [1] 15/20	real [4] 13/7 38/11 42/6
passed [4] 5/13 9/14 23/13	principal [1] 10/20	42/8
30/15	prioritize [1] 35/5	realized [1] 42/20
past [3] 9/15 38/6 44/24	private [2] 16/21 16/22	really [15] 10/4 15/20 15/22
pay [11] 20/21 26/4 31/16	privately [1] 13/7	17/16 24/11 24/19 25/2 25/18
31/22 32/11 35/1 35/23 36/12	problem [2] 21/12 38/3	26/21 26/23 30/25 32/5 37/18
36/16 36/18 36/19	problems [1] 29/21	37/20 45/3
paying [2] 28/20 35/3	proceedings [3] 5/20 13/14	reason [2] 13/12 31/8
pays [1] 35/16	46/6	receive [3] 5/21 19/6 39/25
people [29] 9/4 15/22 17/15	professionals [1] 30/16	received [3] 17/23 17/25 18/2
18/19 21/24 25/2 25/7 26/6	profits [2] 34/17 35/6	receives [1] 23/15
27/14 27/19 27/21 30/7 32/20	project [31] 2/7 3/17 3/22	receiving [3] 9/7 18/7 28/18
33/14 33/21 33/25 34/17	4/15 6/23 6/23 7/23 8/6 8/12	recently [1] 27/5
35/13 35/18 38/2 38/15 38/16	8/15 8/19 8/20 8/22 8/23 9/5	recited [1] 3/9
39/8 41/5 41/24 42/4 43/15	9/19 9/20 9/25 11/13 12/12	record [3] 13/13 27/16 47/6
44/3 44/15	13/24 14/11 21/21 22/18 23/7	recorded [1] 47/8
percent [10] 10/14 10/19	23/20 40/21 42/18 42/22 44/4	recording [3] 8/2 10/19 28/21
15/10 15/11 16/15 19/12	44/23	regard [1] 4/23
19/13 22/16 23/19 38/18	projects [6] 9/11 9/12 9/15	regardless [1] 19/6
perhaps [1] 12/10	11/20 40/18 43/17	region [1] 23/21
period [1] 17/22	PROPERTIES [8] 1/4 2/10 6/15	regression [1] 19/24
permanent [2] 10/1 42/18	13/6 13/7 25/24 26/16 28/18	Reilly [2] 2/6 4/15
personal [1] 47/12	property [1] 6/25	rsiterate [1] 37/5
persons [1] 8/16	propose [1] 27/9	related [2] 9/16 47/11
perspective [2] 16/25 45/5	proposed [6] 8/17 8/18 15/6	relief [1] 40/6
pertinent [1] 4/11	15/14 17/16 25/16	relocate [1] 40/7
phase [1] 42/2	proposes [1] 14/12	remarks [2] 17/19 23/11
phased [1] 41/22	proposing [4] 15/4 15/8 15/18	remember [3] 22/14 22/23 39/8
phasing [2] 42/1 42/3	27/8	remind [1] 23/10
picking [2] 23/22 26/9	proud [1] 17/16	remotely [1] 4/24
piece [1] 18/20	provide [7] 14/13 16/14 16/20	replace [1] 36/23
pig [1] 20/2	30/7 30/23 40/5 44/14	replacing [1] 36/21
PILOT [2] 22/24 22/25	provided [1] 22/9	replenishing [1] 38/7
pimps [1] 38/8	providers [1] 15/20	report [1] 39/18
Pinto [2] 34/5 34/9	providing [1] 17/14	Reporter [1] 47/3
places [1] 27/7	public [26] 3/2 3/4 3/12 3/16	reports [1] 39/20
plan [1] 15/16	5/14 5/17 6/3 6/5 6/7 6/8	represent [3] 32/20 33/6
play [1] 19/3	8/24 10/6 14/11 14/12 15/1	34/10
	16/22 17/19 17/22 18/16 28/7	representative [1] 33/16
	28/15 37/3 40/9 40/13 45/23	representing [2] 5/1 5/3

R		
request [1] 26/15	38/21 38/25 41/9	slave [1] 33/3
requested [2] 6/1 6/22	says [1] 24/2	slavery [2] 33/4 33/5
requesting [1] 10/23	SCANNELL [15] 1/4 2/9 3/3	slaves [1] 32/4
requirement [1] 4/6	4/20 5/1 6/15 11/20 13/6	slowly [1] 13/2
requires [5] 14/2 14/3 23/15	13/7 15/8 18/7 25/24 26/16	small [5] 22/9 22/22 30/6
23/19 34/22	28/17 29/23	31/17 36/15
research [1] 45/19	Scannell/Amazon [1] 11/20	so [92]
resident [2] 18/5 25/13	school [4] 21/25 23/1 28/15	some [15] 4/4 4/10 5/23 6/2
residents [3] 20/19 34/1 42/9	41/6	9/7 13/12 22/22 27/19 30/9
resolution [5] 5/7 5/14 6/3	schools [1] 24/5	30/19 30/20 30/20 31/22
9/14 12/11	screen [1] 12/16	32/20 44/2
resource [1] 34/16	sea [1] 28/22	somebody [2] 33/13 38/9
respect [3] 8/17 8/22 27/3	second [3] 14/3 16/3 37/9	someone [4] 30/10 30/13 37/11
Respectfully [1] 29/1	sector [1] 16/22	41/13
respond [5] 4/5 4/11 42/14	see [11] 9/11 9/12 9/13 9/14	someplace [1] 24/18
42/14 45/21	9/16 10/11 19/3 42/20 42/23	something [10] 4/1 19/10
responsibility [1] 34/20	43/10 44/21	19/16 19/24 23/10 35/21 36/5
responsible [1] 4/22	seeing [3] 11/23 42/25 43/8	43/1 43/22 44/10
rest [1] 35/16	seek [1] 28/25	somewhere [2] 15/14 31/2
restructured [1] 33/20	seem [1] 29/12	sorry [1] 12/22
return [1] 10/9	seems [2] 18/18 19/25	sort [4] 9/7 23/16 35/17
revenue [7] 10/7 20/21 20/23	seen [3] 29/19 34/18 36/20	39/15
20/25 23/1 23/5 26/12	sentiments [1] 35/13	sound [1] 7/18
reviewed [1] 5/9	serious [1] 21/1	source [1] 25/6
rich [1] 31/13	service [1] 15/19	south [1] 13/22
Ridgebury [2] 1/8 6/13	services [4] 1/5 6/17 34/24	space [1] 7/12
right [20] 3/2 12/24 19/2	40/9	spaces [2] 7/16 7/17
19/11 19/20 20/11 20/14	set [1] 35/23	speak [8] 14/16 18/20 21/20
25/17 29/20 31/18 31/23	sewage [3] 20/5 20/6 20/8	28/5 37/2 46/1 46/1 46/2
33/23 38/2 38/3 38/4 38/13	sewer [3] 7/15 14/11 14/12	speaker [1] 28/2
39/7 40/20 43/2 44/1	Shakur [4] 32/16 32/18 34/3	speaking [1] 42/16
rights [1] 29/17	41/14	specializes [1] 9/22
Rite [1] 36/7	shame [1] 24/18	specializing [1] 7/12
river [1] 20/10	share [5] 9/18 10/25 11/18	specifically [2] 17/1 28/17
Road [10] 1/8 6/13 7/1 7/2	12/16 37/10	spend [1] 42/4
7/6 7/6 13/23 24/9 26/21	she [2] 41/17 41/19	spending [1] 35/21
34/10	she's [1] 4/15	spent [2] 11/6 30/2
roadways [1] 14/4	sheet [2] 3/13 21/10	square [3] 7/10 22/18 26/20
Rob [1] 34/9	Shop [1] 36/7	staff [2] 5/10 29/9
Robert [3] 2/9 5/4 34/4	shot [1] 13/20	stand [1] 3/6
robotics [1] 43/12	should [25] 4/1 5/16 17/23	start [8] 3/5 18/21 19/22
robots [2] 36/22 36/24	19/23 23/11 24/9 24/25 25/16	20/24 31/18 31/20 31/20 42/1
roommate [1] 22/2	25/18 25/24 26/12 27/1 27/18	started [1] 3/5
ROTH [6] 1/23 4/16 5/18 13/3	28/24 31/9 31/14 31/22 32/10	starting [2] 15/12 18/24
47/3 47/17	34/13 34/22 35/2 35/20 38/25	state [20] 1/1 7/25 9/23
Route [8] 7/3 7/4 7/5 13/22	42/6 42/8	10/25 13/16 13/22 14/3 14/4
14/8 20/9 22/12 24/4	shouldn't [1] 27/18	14/8 15/2 18/6 21/4 24/2
rule [1] 3/11	show [1] 29/19	25/10 26/18 28/16 32/16
rules [2] 3/5 3/15	showing [1] 39/24	39/23 40/25 47/4
running [1] 24/10	shown [1] 29/24	stated [1] 8/16
S	side [3] 42/24 45/17 46/2	statement [1] 44/24
safety [1] 35/5	sideways [1] 40/14	states [3] 36/21 40/2 40/20
said [11] 19/19 20/4 27/15	sign [5] 3/13 21/9 36/1 36/2	station [3] 7/15 31/25 41/18
30/6 30/21 33/3 33/8 33/24	37/14	staunch [1] 29/17
37/14 37/14 41/13	sign-in [1] 21/9	stenographer [3] 1/23 4/16
Sale [1] 8/11	sign-up [1] 3/13	12/25
sales [7] 8/1 10/14 10/14	signals [1] 14/7	Stenographic [1] 47/3
10/17 10/25 28/20 40/22	signed [1] 32/15	stenographically [1] 47/8
same [5] 17/11 21/15 35/17	significant [1] 23/4	still [5] 9/6 15/25 16/5
41/25 47/7	simple [1] 3/15	24/16 38/22
Sanchez [3] 28/13 28/15 29/2	simply [1] 34/24	stood [1] 23/13
Sanchez-Potter [3] 28/13	sincerely [1] 45/24	stop [2] 17/18 20/16
28/15 29/2	sir [8] 21/3 23/24 24/6	storage [1] 7/16
sand [1] 14/1	28/11 32/16 35/25 37/21	stormwater [1] 7/13
sanitizer [1] 32/3	40/10	Street [2] 21/19 32/19
save [5] 10/17 10/18 24/25	sister [1] 41/17	strengthened [1] 23/14
37/6 37/19	site [7] 7/13 13/21 14/1	structures [1] 7/9
saw [2] 29/14 37/10	14/3 14/10 15/6 36/6	struggling [2] 33/25 34/1
say [11] 5/15 11/10 17/23	situation [1] 40/4	studied [1] 22/5
19/1 19/5 21/2 24/7 36/5	skill [2] 16/11 16/12	stuff [1] 39/15
	skills [1] 16/17	subcontractors [1] 11/8
	sky [1] 7/17	sublease [1] 8/12
	Slate [2] 1/9 6/14	submitted [1] 5/8

<p>S</p> <p>subsidize [1] 18/9 subsidized [1] 34/23 successful [1] 44/25 suck [1] 36/9 supervision [1] 47/9 Supervisor [1] 4/17 supplement [1] 16/3 support [4] 21/20 23/7 27/24 27/25 supporter [1] 29/18 supporting [3] 5/23 27/17 27/22 supposed [2] 19/14 31/25 sure [6] 4/10 5/24 12/5 24/15 28/4 37/12 surrounding [1] 22/21 survive [1] 34/24 Susan [1] 29/10</p>	<p>24/1 24/14 29/22 32/22 32/23 33/4 36/11 36/19 37/18 40/15 42/3 42/12 43/7 43/22 44/9 45/1 45/16 45/21 that--Mr. DeRosa [1] 37/2 their [17] 3/17 4/9 5/3 10/15 17/6 28/5 30/23 31/11 31/11 34/23 36/6 36/10 36/12 36/23 38/3 40/20 42/19 them [36] 3/24 4/5 4/7 5/18 10/14 10/17 10/18 19/6 19/22 20/17 24/18 24/19 24/24 30/5 30/16 30/16 30/19 32/3 32/9 32/10 32/11 34/2 35/21 35/23 35/24 38/17 38/21 38/23 38/25 40/23 41/2 42/7 45/7 45/9 45/10 45/10 themselves [1] 26/10 then [20] 4/9 5/23 6/5 9/19 10/4 10/17 11/9 15/11 19/7 19/25 24/18 31/13 32/5 35/10 36/7 36/9 36/11 37/15 39/1 41/2 there [19] 4/4 15/18 17/13 17/18 19/17 20/10 22/4 24/10 25/5 26/7 27/18 29/21 30/15 31/18 35/9 35/25 37/13 39/6 40/18 there's [9] 4/1 4/6 18/19 19/16 22/14 22/23 22/25 27/19 41/20 thereof [1] 47/13 these [25] 10/6 13/14 17/5 19/9 25/2 25/7 26/6 27/7 27/22 29/24 31/1 31/13 32/4 32/20 33/5 33/18 33/21 35/17 37/17 38/8 39/15 41/22 42/15 43/17 43/20 they [83] they'll [4] 4/11 24/22 24/23 40/19 they're [47] 3/20 3/20 10/22 11/11 15/23 20/4 21/24 22/10 22/19 24/10 24/14 26/9 26/24 27/7 27/10 27/19 29/25 30/1 30/4 31/13 32/3 32/7 33/3 33/11 33/12 33/13 33/22 35/22 36/8 36/9 36/12 36/14 36/17 36/23 37/17 38/11 39/2 40/4 40/21 42/21 43/11 44/2 44/6 44/24 44/25 45/3 45/4 they've [2] 5/15 6/1 thing [5] 9/17 36/20 37/6 39/5 41/25 thing, I'm [1] 37/24 things [4] 32/22 39/10 42/25 44/1 think [22] 4/1 4/11 5/4 5/16 23/12 24/25 25/4 25/16 25/23 27/1 27/7 31/9 31/14 32/10 37/6 39/7 41/6 42/12 42/20 42/21 42/22 42/23 third [2] 15/20 16/3 third-party [1] 15/20 this [75] those [14] 10/22 10/23 11/21 15/9 16/21 17/10 21/23 22/19 27/12 37/19 38/15 42/23 43/3 43/18 though [1] 29/23 thought [1] 21/9 threat [1] 43/20 three [1] 19/22</p>	<p>through [8] 14/2 16/23 17/2 27/10 29/11 29/18 40/18 41/17 thug [2] 38/10 38/11 Tianna [1] 32/13 time [19] 6/12 8/16 11/25 12/16 15/9 15/17 18/17 19/12 20/1 20/9 24/3 30/18 30/20 30/20 30/22 30/24 32/6 39/14 45/25 times [3] 11/17 24/21 44/23 today [3] 15/4 25/15 25/25 together [1] 7/22 toll [1] 41/18 tolls [1] 41/19 Tom [1] 21/14 tonight [1] 21/20 too [1] 25/5 took [1] 30/16 tool [6] 9/21 9/24 10/4 11/4 19/2 22/6 top [1] 30/8 totally [1] 34/4 town [9] 1/8 1/8 4/17 6/13 14/14 20/16 28/23 30/3 45/13 towns [2] 20/25 31/12 traffic [1] 14/7 trailer [1] 7/16 trailer/truck [1] 7/16 trajectory [1] 16/23 transcribe [1] 5/18 transcribed [1] 47/8 transcript [2] 5/19 5/22 transcription [1] 5/19 transition [1] 15/24 transparent [1] 12/6 transpired [1] 13/15 tremendous [1] 41/4 tremendously [1] 44/6 trend [1] 43/10 trouble [2] 12/23 13/12 truck [2] 7/16 38/1 trusted [1] 9/24 try [1] 12/23 trying [13] 16/1 16/2 16/5 19/11 26/10 30/7 35/19 43/2 43/9 43/14 43/16 45/4 45/16 tuition [1] 16/15 turn [2] 14/16 40/14 turnover [1] 20/13 two [4] 10/22 14/6 36/13 39/24 type [1] 24/24 types [2] 39/11 43/20</p>
<p>T</p> <p>table [2] 22/10 38/21 take [9] 4/7 15/5 16/16 26/1 26/25 29/6 30/22 36/8 43/18 taken [2] 5/15 16/8 takes [1] 12/4 taking [2] 32/25 45/25 talent [1] 43/5 talk [7] 3/14 19/9 19/10 20/13 20/14 37/15 37/23 talked [1] 44/3 talking [7] 10/11 21/22 22/16 29/21 33/2 42/24 44/3 tax [57] taxes [9] 28/21 31/16 31/22 32/11 32/22 35/16 36/16 36/18 36/19 taxpayer [1] 18/8 teacher [1] 28/15 team [2] 15/1 30/18 teams [1] 35/18 tech [1] 43/17 technology [2] 43/19 43/20 teenager [1] 31/19 Telephone [1] 1/25 tell [3] 4/12 5/7 42/16 ten [1] 36/22 tenant [3] 4/20 6/18 14/16 Tennessee [1] 40/20 terms [1] 27/17 terrible [1] 32/5 Terrific [1] 12/15 testimony [1] 47/6 Texas [1] 36/22 Thames [4] 2/11 4/25 14/19 14/25 than [3] 28/19 36/6 42/20 thank [34] 3/10 4/18 14/23 17/18 17/21 18/13 18/20 21/2 21/7 23/7 23/9 23/21 24/6 25/8 25/9 26/16 26/17 28/1 31/3 32/12 34/2 34/3 35/6 35/7 35/25 37/1 37/21 37/21 39/3 40/10 41/10 41/11 42/11 45/24 thanks [4] 14/18 17/21 46/3 46/3 that [176] that's [37] 5/4 5/15 6/1 6/16 10/13 10/19 11/3 11/4 11/11 16/17 19/4 19/23 19/24 19/24 21/1 21/1 22/7 22/11 23/2</p>	<p>24/1 24/14 29/22 32/22 32/23 33/4 36/11 36/19 37/18 40/15 42/3 42/12 43/7 43/22 44/9 45/1 45/16 45/21 that--Mr. DeRosa [1] 37/2 their [17] 3/17 4/9 5/3 10/15 17/6 28/5 30/23 31/11 31/11 34/23 36/6 36/10 36/12 36/23 38/3 40/20 42/19 them [36] 3/24 4/5 4/7 5/18 10/14 10/17 10/18 19/6 19/22 20/17 24/18 24/19 24/24 30/5 30/16 30/16 30/19 32/3 32/9 32/10 32/11 34/2 35/21 35/23 35/24 38/17 38/21 38/23 38/25 40/23 41/2 42/7 45/7 45/9 45/10 45/10 themselves [1] 26/10 then [20] 4/9 5/23 6/5 9/19 10/4 10/17 11/9 15/11 19/7 19/25 24/18 31/13 32/5 35/10 36/7 36/9 36/11 37/15 39/1 41/2 there [19] 4/4 15/18 17/13 17/18 19/17 20/10 22/4 24/10 25/5 26/7 27/18 29/21 30/15 31/18 35/9 35/25 37/13 39/6 40/18 there's [9] 4/1 4/6 18/19 19/16 22/14 22/23 22/25 27/19 41/20 thereof [1] 47/13 these [25] 10/6 13/14 17/5 19/9 25/2 25/7 26/6 27/7 27/22 29/24 31/1 31/13 32/4 32/20 33/5 33/18 33/21 35/17 37/17 38/8 39/15 41/22 42/15 43/17 43/20 they [83] they'll [4] 4/11 24/22 24/23 40/19 they're [47] 3/20 3/20 10/22 11/11 15/23 20/4 21/24 22/10 22/19 24/10 24/14 26/9 26/24 27/7 27/10 27/19 29/25 30/1 30/4 31/13 32/3 32/7 33/3 33/11 33/12 33/13 33/22 35/22 36/8 36/9 36/12 36/14 36/17 36/23 37/17 38/11 39/2 40/4 40/21 42/21 43/11 44/2 44/6 44/24 44/25 45/3 45/4 they've [2] 5/15 6/1 thing [5] 9/17 36/20 37/6 39/5 41/25 thing, I'm [1] 37/24 things [4] 32/22 39/10 42/25 44/1 think [22] 4/1 4/11 5/4 5/16 23/12 24/25 25/4 25/16 25/23 27/1 27/7 31/9 31/14 32/10 37/6 39/7 41/6 42/12 42/20 42/21 42/22 42/23 third [2] 15/20 16/3 third-party [1] 15/20 this [75] those [14] 10/22 10/23 11/21 15/9 16/21 17/10 21/23 22/19 27/12 37/19 38/15 42/23 43/3 43/18 though [1] 29/23 thought [1] 21/9 threat [1] 43/20 three [1] 19/22</p>	<p>through [8] 14/2 16/23 17/2 27/10 29/11 29/18 40/18 41/17 thug [2] 38/10 38/11 Tianna [1] 32/13 time [19] 6/12 8/16 11/25 12/16 15/9 15/17 18/17 19/12 20/1 20/9 24/3 30/18 30/20 30/20 30/22 30/24 32/6 39/14 45/25 times [3] 11/17 24/21 44/23 today [3] 15/4 25/15 25/25 together [1] 7/22 toll [1] 41/18 tolls [1] 41/19 Tom [1] 21/14 tonight [1] 21/20 too [1] 25/5 took [1] 30/16 tool [6] 9/21 9/24 10/4 11/4 19/2 22/6 top [1] 30/8 totally [1] 34/4 town [9] 1/8 1/8 4/17 6/13 14/14 20/16 28/23 30/3 45/13 towns [2] 20/25 31/12 traffic [1] 14/7 trailer [1] 7/16 trailer/truck [1] 7/16 trajectory [1] 16/23 transcribe [1] 5/18 transcribed [1] 47/8 transcript [2] 5/19 5/22 transcription [1] 5/19 transition [1] 15/24 transparent [1] 12/6 transpired [1] 13/15 tremendous [1] 41/4 tremendously [1] 44/6 trend [1] 43/10 trouble [2] 12/23 13/12 truck [2] 7/16 38/1 trusted [1] 9/24 try [1] 12/23 trying [13] 16/1 16/2 16/5 19/11 26/10 30/7 35/19 43/2 43/9 43/14 43/16 45/4 45/16 tuition [1] 16/15 turn [2] 14/16 40/14 turnover [1] 20/13 two [4] 10/22 14/6 36/13 39/24 type [1] 24/24 types [2] 39/11 43/20</p> <p>U</p> <p>U.S [1] 16/13 ultimately [1] 41/1 under [4] 9/10 11/19 11/20 47/9 understand [4] 11/3 12/11 27/12 42/2 understanding [1] 29/12 Understood [1] 45/20 undertake [1] 6/22 unfair [1] 36/13 union [7] 27/15 27/17 27/18 29/15 30/25 37/24 40/24 unrealized [1] 10/7 unspecified [1] 30/17 up [25] 3/13 10/7 10/9 16/12 18/16 23/22 24/5 24/10 24/13 26/9 30/17 35/13 35/23 36/1</p>

U	water [4] 7/15 14/11 14/12 34/19 Wawayanda [7] 1/8 3/18 6/13 7/7 22/21 28/24 30/4 way [4] 35/11 40/5 40/19 44/11 we [84] we'd [2] 10/17 33/22 we'll [5] 6/5 9/19 9/19 18/16 36/11 we're [34] 3/4 3/13 5/24 9/5 10/2 10/8 10/11 10/11 12/23 13/9 13/11 15/4 15/17 17/15 17/17 17/21 19/11 19/13 19/14 20/16 21/22 33/8 33/24 43/1 43/2 43/4 43/9 43/14 43/16 44/12 45/2 45/8 45/9 45/23 we've [3] 9/14 34/18 45/19 wealth [3] 25/7 44/21 44/22 wealthy [3] 35/14 44/25 44/25 website [6] 9/2 9/4 9/8 11/19 12/3 29/12 welfare [1] 18/9 well [11] 5/10 5/22 10/21 11/1 11/11 12/25 14/8 20/5 30/8 40/13 44/21 went [4] 20/9 30/18 37/12 41/17 were [6] 22/10 30/14 37/11 38/16 39/10 39/11 westbound [2] 14/9 14/10 what [35] 10/1 10/2 10/3 10/5 10/6 10/7 10/10 11/4 11/5 11/6 12/11 15/23 16/6 19/5 24/1 24/22 25/20 26/22 27/4 29/14 29/18 29/20 30/4 30/17 33/4 33/12 33/14 37/10 38/6 38/12 38/21 39/16 41/7 42/17 45/17 what's [11] 5/7 10/3 16/1 18/21 23/24 27/10 43/5 43/7 45/4 45/9 45/10 whatever [2] 4/2 12/4 whatsoever [1] 47/13 when [17] 4/9 5/24 15/16 19/13 20/6 20/24 24/20 30/6 30/14 30/17 33/11 34/12 36/5 36/14 37/23 40/6 42/2 where [12] 15/22 16/11 19/14 19/23 28/10 32/24 33/15 34/1 36/8 38/16 43/2 43/19 Whereupon [2] 3/8 13/13 wherever [1] 20/1 whether [5] 16/16 16/19 19/7 20/17 24/8 which [6] 13/14 20/8 25/18 39/16 41/2 45/7 while [2] 15/24 22/5 white [1] 38/12 who [19] 4/12 4/20 4/20 5/1 16/8 22/3 23/15 24/15 25/2 26/5 27/20 28/8 28/14 30/13 30/16 31/24 35/16 38/5 38/9 who's [2] 4/23 38/9 why [8] 20/6 30/5 31/8 31/16 31/16 31/21 32/8 38/14 will [26] 4/10 4/10 4/20 4/21 4/22 5/2 5/18 5/21 5/21 5/24 6/10 8/14 8/16 14/13 15/18 17/18 18/18 34/25 35/3 40/22 40/24 41/23 41/24 41/25 42/16 42/23	WILLIAM [2] 1/12 2/4 Winchester [1] 35/11 window [1] 37/13 Windsor [3] 2/5 9/2 26/21 within [2] 14/14 16/20 without [4] 12/8 24/23 39/1 44/5 woke [1] 30/17 won't [2] 45/15 45/20 word [1] 38/8 work [16] 9/22 11/8 22/17 26/5 27/22 32/4 32/8 33/18 34/11 37/16 38/1 38/2 38/3 41/6 44/16 44/18 worked [3] 22/3 22/4 41/19 worker [1] 35/5 workers [12] 22/20 23/20 26/3 27/17 27/18 30/23 34/11 36/21 36/24 40/24 43/9 43/11 working [8] 27/23 30/9 30/10 30/14 30/21 32/3 33/3 41/17 works [3] 19/2 31/24 35/16 worry [1] 43/13 worth [2] 24/14 24/16 would [21] 3/11 5/25 14/15 15/5 15/10 15/11 15/14 17/5 25/10 27/4 27/14 27/15 31/18 31/19 31/20 33/17 33/17 33/23 37/1 37/3 39/25 wow [1] 37/15 write [1] 4/3 writing [1] 18/6 wrong [1] 44/19 www.OCNYIDA.com [1] 9/3
V	Valley [2] 17/1 35/4 value [8] 10/4 10/23 11/15 11/17 24/21 35/19 40/17 40/25 Vanderbeck [4] 18/1 18/2 18/3 18/4 Vanessa [3] 25/9 25/11 26/17 VanWagner [1] 34/10 various [1] 9/24 Vegas [1] 20/20 ventured [1] 25/5 very [9] 3/15 12/1 12/20 19/17 24/20 26/4 27/16 37/8 37/16 via [5] 2/9 3/21 4/18 17/25 18/2 viable [1] 43/25 views [1] 8/17 Virginia [3] 39/21 40/1 41/2 vote [2] 5/15 5/25	yeah [4] 12/14 13/1 35/12 35/22 year [3] 16/7 17/4 22/5 years [10] 9/6 19/18 19/23 23/14 36/22 36/23 37/25 38/6 41/8 43/25 yes [6] 5/16 18/15 29/5 29/8 41/16 44/15 yet [2] 35/1 36/16 YORK [23] 1/1 1/9 1/24 2/5 6/9 6/14 7/7 9/2 9/10 9/23 14/2 15/3 18/5 21/6 26/21 28/16 29/2 39/13 39/17 39/20 40/1 40/25 47/4 you [159] you'd [3] 26/18 32/16 36/2 you'll [3] 3/24 9/11 11/20 you're [17] 11/22 11/22 15/24 15/25 16/2 16/7 19/5 19/6 19/10 29/17 38/13 42/2 42/20 42/24 42/25 45/8 45/11 you've [1] 38/4 young [3] 31/18 31/19 32/25 your [31] 3/12 3/25 4/2 5/18 12/16 13/16 16/1 16/5 16/23 17/10 18/20 20/13 20/18 21/4 23/24 24/2 24/3 25/10 26/18 26/19 27/3 29/3 29/18 30/22 31/6 32/17 32/17 34/7 42/4 45/6 46/1 yours [2] 12/19 29/1 Yup [2] 14/22 34/6
W	Wage [5] 15/12 19/11 19/12 35/4 35/4 wages [6] 15/14 27/24 34/23 37/11 44/3 44/5 Wal [3] 36/7 41/20 41/20 Wal-Mart [3] 36/7 41/20 41/20 walking [2] 27/6 27/8 walls [1] 7/18 want [28] 4/4 4/7 9/3 9/17 11/18 11/24 12/4 16/6 16/22 18/6 18/8 18/19 24/7 37/9 39/1 40/13 40/16 41/7 41/12 43/14 43/22 43/25 44/19 45/4 45/7 45/10 45/12 45/24 wanted [4] 37/5 39/13 39/16 41/9 wants [3] 20/12 28/5 46/2 warehouse [5] 7/11 15/4 30/1 30/12 37/16 warehouses [5] 26/6 27/8 27/22 28/22 38/5 was [21] 3/8 5/9 5/12 9/6 12/11 13/13 18/13 19/17 21/9 22/8 23/13 27/2 30/15 32/25 33/1 33/2 37/13 37/15 39/6 39/16 45/16 Washingtonville [1] 35/11 wasted [1] 39/13 watch [1] 42/22 watching [1] 11/21	Z Zilles [1] 28/2 Zoom [3] 2/9 3/21 4/18

EXHIBIT "B"
NEGATIVE DECLARATION

TOWN OF WAWAYANDA PLANNING BOARD
80 Ridgebury Hill Rd, Slate Hill, NY 10973

State Environmental Quality Review Act

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

12 October 2022

This notice is issued pursuant to the New York State Environmental Quality Review Act, Article 8 of the NYS Environmental Conservation Law and its implementing regulations contained in Part 617 of the New York State Code of Rules and Regulations (collectively, "SEQRA").

The Planning Board of the Town of Wawayanda (the "Planning Board"), as the lead agency under SEQRA, has determined that the proposed action described below will not have a significant adverse environmental impact and a draft environmental impact statement will not be prepared.

Name of Action: Slate Hill Commerce Center

SEQR Status: Type I

Description of Proposed Action:

Scannell Properties #600, LLC ("Scannell"), has submitted applications (collectively, the "Application")¹ to the Town of Wawayanda Planning Board (the "Planning Board") for approval to reclaim an existing commercial mine, and to redevelop the mine and other lands located at 22 McBride Road and Hoops Road in the Town of Wawayanda with a new 925,000± square foot warehouse, storage and distribution facility to be known as the Slate Hill Commerce Center (the "Project"). The lands involved in the Project include SBL ## 15-1-63.21, 11-1-34.34, 11-1-34.33, 11-1-34.32 and 11-1-34.31, along with small portions of SBL ## 11-1-34.1 (referred to herein as "Lot 34.1") and 11-1-41 (referred to herein as "Lot 41") (collectively, the "Property").² Scannell has negotiated with the current owner of Lot 34.1 the right to acquire an easement over the affected portion of such lot and has secured from the current owner of Lot 41 the option to purchase a portion of such lot. Site Plan Review approval and a Special Use Permit are required from the Planning Board for the Project pursuant to Article VII of the Town of Wawayanda Zoning Law (the "Zoning Law") and NYS Town Law §§ 274-a and 274-b. The Project also requires the consolidation of lots and proposed subdivision/lot line changes involving the Property pursuant to Chapter 162 of the Town Code, entitled "Land Subdivision Regulations of the Town of Wawayanda, Orange County, New York" ("Subdivision Regulations") and NYS Town Law § 276.

¹ On July 13, 2022 Scannell submitted updated applications for Special Use Permit, Site Plan Review and Subdivisions/Lot Line Changes to the Planning Board.

² Scannell is a contract vendee to Purchase the Property from the current owner, Aden Slate Hill, LLC.

In support of its request for these approvals, the following submissions have been made by Scannell and its consultants, collectively comprising the Application:

- June 28, 2021 Special Use Permit, Site Plan and Subdivision/Lot Line Change Applications;
- March 9, 2022 SEQRA Expanded EAF Submission;
- April 13, 2022 Supplemental Submission;
- May 25, 2022 Supplemental Submission;
- June 8, 2022 Supplemental Submission;
- July 13, 2022 Supplemental Submission;
- August 31, 2022 Supplemental Submission;
- September 9, 2022 Supplemental Submission; and
- September 28, 2022 Supplemental Submission.

Specific references to the materials in these submissions supporting the Planning Board's SEQRA review and findings with respect the Project are provided in footnotes and in the body of this SEQRA Negative Declaration.

These submissions have been reviewed in detail by the Planning Board and its traffic, legal and engineering consultants. Scannell has revised the Project to address the comments raised by both the Board and its consultants.

The Property contains 169.6± acres of land and is primarily located in the Town's Mixed Commercial ("MC-1") zoning district. As proposed, the Property will be reconfigured into three separate tax parcels to be owned by Scannell:

- Parcel #1 - The remainder of Lot 63.21 will be consolidated with Lot 34.34 to form a separate parcel comprised of 81.3± acres of land located entirely within the MC-1 zoning district. Development associated with the Project will almost entirely be undertaken on this consolidated parcel, which is where the existing mining operations are now being conducted; and
- Parcel #2 - A small portion of the Property on SBL # 15-1-63.21 containing 4.3± acres is located in the Agricultural Residential (AR) zoning district; however, no development is proposed on this portion of the Property so no adverse environmental impacts will occur there. A subdivision/lot line change will establish the lands in the AR zoning district as a separate parcel;³
- Parcel # 3 - To provide access to Parcel #2 from U.S. Route 6 on a realigned, private driveway (now Hoops Road) and to provide additional lands for stormwater controls for the private drive and utilities for the Project, Scannell is also acquiring additional properties owned by Aden Slate Hill, LLC along the west side of Hoops Road in the MC-1 zoning district, namely SBL ## 11-1-34.31, 11-1-34.32 and 11-1-34.33, along with a small portion

³ This proposed subdivision/lot line change is shown on a map entitled "Preliminary Lot Line Change Plat," prepared by MJ Engineering and Land Surveying, P.C., dated September 28, 2021, last revised March 3, 2022. See March 9, 2022 SEQRA Expanded EAF Submission, Appendix 5.

of adjoining parcel SBL # 11-1-41 to be added to Parcel #3 through a subdivision/lot line change.⁴ For the new service road, Scannell will be buying a small portion (1.1 acres) of parcel SBL ## 11-1-34.1 and acquiring an easement over a portion of SBL # 11-1-41. The existing use of the large dirt truck parking area on the portion of Parcel #3 adjacent to Route 6 will be discontinued.

Together, Parcel #1 and Parcel #3 comprise the Project Site, separated as tax parcels by a railroad owned and operated by the Middletown and New Jersey Railroad ("MNJRR"), and bounded on the north by I-84, by McBride Road (a town road) to the west, by a reconfigured private driveway (now Hoops Road) to the east and U.S. Route 6 to the south.

The Project will entail the construction of an approximately 925,000± square foot warehouse building (including office space) on the Project Site.⁵ In addition to the warehouse, Scannell will undertake other site improvements on the Site including stormwater controls, utility improvements (water, sewer, pumpstation, electric, gas, etc.), car parking spaces, trailer/truck storage spaces, loading docks, dark-sky compliant lighting, sound barrier walls and landscaping.

Scannell is proposing that primary access to and from the Project for trucks will be from an internal service road ("Service Road") originating at a signalized access point onto U.S. Route 6 near the eastern boundary of Lot 41 and continuing generally parallel with Route 6 and the existing power lines in a westerly direction across Lot 41 and a portion of Lot 34.1, connecting with what is now Hoops Road.⁶

Scannell is working with the Town to obtain the discontinuance/abandonment of any public use of Hoops Road so it can become a private driveway to be owned, maintained and repaired by Scannell (at no cost to the Town). In addition, Hoops Road crosses the MNJRR. Accordingly, Scannell is negotiating a private crossing agreement with the MNJRR allowing the realigned driveway to cross the tracks and for the installation of utility lines under the tracks.⁷

The Service Road will be two lanes wide, approximately 40' wide and 2,650' in length and will be constructed in accordance with industry standards for heavy truck use and with Town of Wawayanda Code § 158-28 for commercial driveways subject to the review of the Town Superintendent of Highways and the Town Engineer. In accordance with the stated goals of Mr. Nick Fitzpatrick, the owner's representative of Lots 34.1 and 41, the Service Road must limit any negative impacts on the future value of the remaining portions of Lot 34.1 and Lot 41. To achieve these goals, the location of the Service Road has been located immediately south of the power lines crossing the two tax lots. In addition, the Service Road has been designed to allow for a future connection for a driveway to serve development on Lot 41.

⁴ This proposed subdivision/lot line change is shown on a map entitled "Lot Line Adjustment Map," prepared by MJ Engineering and Land Surveying, P.C., dated July 14, 2022. See July 13, 2022 Supplemental Submission.

⁵ Project site plans prepared by Colliers Engineering & Design, dated March 9, 2022, last revised July 13, 2022 ("Site Plans"). See July 14, 2022 Supplemental Submission.

⁶ See March 9, 2022 SEQRA Expanded EAF Submission, Narrative. See also August 31, 2022 Submission.

⁷ See March 9, 2022 SEQRA Expanded EAF Submission, Narrative.

All traffic will use the Service Road to access Route 6 at the access point near the eastern boundary of Lot 41.

The Project would be built adjacent to U.S. Interstate 84 ("I-84") on an existing active commercial mine site where extensive mining has already occurred and is ongoing pursuant to a NYSDEC mining permit. As described above, traffic from the Project would enter onto U.S. Route 6, an established east/west state highway with a direct connection to I-84 approximately two miles away to the east through a commercial corridor. The Project's layout is oriented towards I-84, with the building and parking areas located as far away from adjoining properties as possible. See Site Plans. As discussed below, through the Project's design, including site layout, set-backs, architecture and landscaping, impacts to the neighborhood and environment will be minimized while supporting the Town's long-term planning objectives to locate commercial/industrial development in the MC-1 zoning district along the U.S. Route 6 corridor next to I-84.

To connect the Project to public water and sewer⁸, proposed water and sewer main extensions would originate on the Project Site in the vicinity of the MNJRR. A pump station for the sewer main would be provided on the Project Site. The mains would be constructed under the MNJRR rail line⁹ and would then run along the outside edge of agricultural fields on the western and northern perimeters of the adjoining property (SBL # 11-1-19.2) for approximately 2,000 feet to the eastern lot line. From there, the water and sewer mains would be constructed for a distance of approximately 3,000 feet under I-84 and across the property and along the driveway of an existing warehouse owned by Middletown, LLC PPF Industrial 3301 US-6 ("PPF Industrial") on SBL # 4-1-83.7. A lateral sewer line would be constructed from that warehouse to the new sewer main and would include a pump station. The mains would extend to the vicinity of the intersection of the driveway to PPF Industrial and U.S. Route 6. At that point, the water main would tap into the existing main providing public water. From the driveway, the sewer main would be constructed within the right-of-way of Route 6 over an additional distance of nearly a mile to a connection to an existing Town of Wawayanda gravity sewer main near the Horizons at Wawayanda apartments. The design of the pump stations for wastewater effluent from the Project Site and from the PPF Industrial warehouse will be coordinated with the design for an upgraded Town pump station at the connection point of the new main and the public system. All infrastructure associated with the new water and sewer mains would be offered for dedication to the Town.

In addition to the proposed water/sewer main extensions, Scannell will also install dry water and sewer mains from the Project Site out to Route 6 in the vicinity of the current Hoops Road intersection. See Water/Sewer Plans. This would allow for the future extension of those

⁸ July 13, 2022 Supplemental Submission, Water and Wastewater Extension Plans, prepared by Delaware Engineering, D.P.C., dated July 13, 2022 ("Water/Sewer Plans"); July 13, 2022 Supplemental Submission; May 25, 2022 Supplemental Submission, Supplemental SEQRA Narrative (dated May 25, 2022) evaluating the potential environmental impacts from the proposed extension of water and sewer mains to serve the Project.

⁹ The private crossing agreement Scannell is negotiating with the MNJRR allowing the realigned driveway (Hoops Road) to cross the tracks would also include this underground crossing.

mains in either direction along Route 6 to provide public water and sewer service to other existing properties or future development along Route 6 as the Town deems necessary in the future.

II. HISTORY OF MINING OPERATIONS ON PARCEL #1

Almost all of the lands comprising Parcel #1 of the Project Site are approved for commercial mining operations by the New York State Department of Environmental Conservation (the "NYSDEC") and the Planning Board.¹⁰ Approval of the Project will result in the immediate cessation of these mining operations and the regrading and redevelopment of Parcel #1 through the construction of the Project pursuant to Town building permits in accordance with the approved Site Plans.¹¹ In addition, Scannell will be required to comply with any NYSDEC procedural or other requirements that are necessary to close out the mining permit and to comply with the NYS Environmental Mined Land Reclamation Law (ECL Article 23, Title 27) and its implementing regulations.¹²

Existing mining operations on Parcel #1 include excavation and on-site processing of sand and gravel, glacial till and consolidated rock. Consolidated materials are subject to either mechanical ripping or blasting to prepare them for transport in suitable sizes. On-site material processing activities include crushing and screening. Processed materials are hauled off of Parcel #1 for use in construction projects. Approximately 44 truck trips a day travel to and from the mining operations over the mine's access road onto McBride Road and with the majority of trucks traveling in the direction of I-84 to the east of the Property. Approximately 59 +/- acres of Parcel #1 has been mined and internal haul roads throughout the Property have been installed for these mining operations.

NYSDEC initially approved the mining operation and a mined land reclamation plan for Parcel #1 in 2009, with the original authorized access to U.S. Route 6 from Parcel #1 via Hoops Road. NYSDEC renewed its approval for the mining operation in 2014. In 2015, NYSDEC approved an amendment to the permit for mining operations on Parcel #1, authorizing primary access to McBride Road instead of Hoops Road. NYSDEC authorized the transfer of the mining permit to the current owner of Parcel #1 in April 2021, and mining operations are continuing under the authority of the State Administrative Procedure Act while NYSDEC reviews the timely application made for renewal of the permit. Pursuant to the Zoning Law, the Planning Board authorized a Special Use Permit for the mining operations based upon and incorporating conditions from the NYSDEC approvals.

Prior to granting these approvals, in both 2009 and 2015, NYSDEC reviewed the potential environmental impacts of the proposed mining operations pursuant to the State Environmental Quality Review Act and its implementing regulations in 6 NYCRR Part 617 (collectively, "SEQRA"),¹³ issuing a Negative Declaration that the proposed mining operations would have no

¹⁰ See March 9, 2022 SEQRA Expanded EAF Submission, Narrative and Appendix 6

¹¹ See March 9, 2022 SEQRA Expanded EAF Submission, Narrative.

¹² 6 NYCRR Parts 420-425

¹³ No SEQRA review was required for the 2014 NYSDEC permit renewal or the 2021 permit transfer, both of which were deemed to be Type 2 actions under SEQRA pursuant to 6 NYCRR Part 617 that do not require SEQRA review.

significant adverse environmental impact. This extensive SEQRA review of the mining operations is reflected in the July 30, 2008 "Draft Part 3 EAF" provided as Appendix 7 to Scannell's March 9, 2022 submission that is specifically referenced in the NYSDEC mining permits. The Planning Board was an involved agency in NYSDEC's SEQRA reviews of the potential environmental impacts from the mining operations. The Planning Board considered these reviews in issuing a Special Use Permit for the mine under the criteria provided in the Zoning Law, including review of impacts on nearby residential uses and I-84.

Some of the anticipated impacts of the mining operations discussed during the prior SEQRA review included significant impacts to bedrock from mechanical ripping and blasting, and from the removal of soils, bedrock and minerals and the permanent alteration of Parcel #1's topography. They also included major impacts to plants and animals and their habitat due to the removal of existing vegetative communities and the displacement of wildlife and disruption of travel patterns of species. Substantial adverse visual and noise impacts from the mining operation were also anticipated, but not deemed significant. The 2009 SEQRA review also contemplated increased truck traffic on Hoops Road and the 2015 SEQRA review considered the impacts of moving the primary mining access from Hoops Road onto McBride Road.

The NYSDEC concluded through both SEQRA reviews that the mining operations would not have any significant adverse environmental impacts and that an environmental impact statement would not be required. The Planning Board, as an involved agency in the SEQRA reviews of the mining operation, held no different view of the potential impacts of the mining operations as reflected in its Special Use Permit ("SUP") for those operations based on the criteria for issuance of an SUP in the Zoning Law.

III. SEQRA COMPLIANCE

Even though there have been prior SEQRA Negative Declarations for the commercial mining operations, the Project's potential environmental impacts must still be reviewed pursuant to SEQRA. For the Planning Board, review of the proposed Project is the SEQRA "action" based on the Application submitted by Scannell. The Planning Board has classified the Project as a Type 1 action pursuant to 6 NYCRR § 617.4(b)(i), established itself as lead agency for SEQRA review of the Project, and has coordinated its SEQRA review with other involved and interested agencies.

IV. INVOLVED AND INTERESTED AGENCIES

In its role as lead agency, the Planning Board has coordinated its SEQRA review of the Project with the following agencies that may be involved or interested in the environmental review and approval of the Project:

Town of Wawayanda Town Board;
City of Middletown;
Orange County Planning Department;
Orange County Health Department;
Orange County Department of Public Works;

Orange County Industrial Development Agency;
NYS Department of Environmental Conservation, Region 3;
NYS Office of Parks, Recreation and Historic Preservation; and
NYS Department of Transportation, Region 8

V. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

The Planning Board, as SEQRA lead agency, must consider the criteria for determining the significance of potential environmental impacts from the Project as set forth in the SEQRA regulations at 6 NYCRR § 617.7(c). To accomplish this, the Planning Board has reviewed the Application and Part 1 of the FEAF¹⁴ and completed Parts 2 and 3 of the FEAF to provide the basis for its SEQRA determination. In completing EAF Part 3, the Planning Board has taken a “hard look” at each potential “moderate to large” impact that it has identified in EAF Part 2 in order to explain its rationale for why the potential impact may or may not have a significant adverse impact on the environment.¹⁵ This assessment by the Planning Board has included consideration of “[w]hether the project, as proposed, includes mitigation measures that would eliminate one or more of the potentially significant adverse impacts, or reduce one or more impacts to a level of non-significance.”¹⁶

For the reasons set forth below, the potentially “moderate to large impacts” identified by the Planning Board in EAF Part 2 will not have any significant adverse environmental impacts on the environment based on the Project’s proposed design and the mitigation measures. Based on the following findings, it is the Planning Board’s determination that the Project will not create any significant adverse environmental impacts, a Negative Declaration is warranted under SEQRA for the Project.

LAND

Finding: The Project will not result in any significant adverse environmental impacts on Land.

The Planning Board identified the following potential “moderate to large” impacts to Land from the Project:

- 1. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface;*
- 2. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material;*
- 3. The proposed action may involve construction that continues for more than one year or in multiple phases; and*
- 4. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).*

¹⁴ Updated FEAF Part included in August 31, 2022 Submission.

¹⁵ NYSDEC SEQRA Handbook, 4th Edition, 2020, Page 86.

¹⁶ Id.

For the following reasons, these potential “moderate to large” impacts from the Project will not result in any significant adverse impact to Land:

- In 2009, NYSDEC determined pursuant to SEQRA that the existing commercial mining operations on the Project Site would not have a significant adverse environmental impact and issued a Negative Declaration. The Planning Board was an involved agency for that SEQRA determination and indicated no objection to the Negative Declaration. The Project’s potential impacts to land will be substantially less than those from the existing approved mining operations since the Project will result in the end of mining operations and the reclamation of the existing mining site.

A Geotechnical Report prepared by Scannell’s consultant in February 2022¹⁷ demonstrated that potential bedrock on the Project Site where construction will occur was encountered at depths ranging from 4’ to 48’ below ground surface. Previous Mining Plans addressed the removal of bedrock from the site.

- NYSDEC’s 2009 SEQRA review for the mine was based on a proposal to excavate and remove from the Project Site an estimated 2,042,350 cubic yards of material generated from the mining operations including an estimated 436,826 cubic yards of rock.
- The Project is not expected to remove more than 1000 tons of natural material from the site. The Project is a proposed warehouse distribution center, not a mine. Due to the amount of material already removed as a result of the commercial mining operations, it is not anticipated that the Project will involve the removal of significant amounts of natural materials from the site.
- The Project is expected to be constructed within 12 months of obtaining all necessary approvals, so any impacts related to construction will be of limited duration and will be less than any impacts from the ongoing mining operations on the Project Site.
- The Project, as proposed, will result in substantially less erosion than under current conditions associated with the mining operations. As required by the NYSDEC stormwater regulations, the Project will implement a stormwater pollution prevention plan (“SWPPP”)¹⁸ which includes Best Management Practices stormwater controls and mitigation measures to eliminate adverse stormwater impacts from the Project. Some of these mitigation measures are discussed in more detailed below. The SWPPP will be reviewed and approved by the Town engineer and will be subject to Town and NYSDEC oversight /enforcement. Stormwater impacts will be minimal because of these mitigation measures. See discussion regarding Surface Water below.
- Project construction will also be undertaken in accordance with the recommendations for earthwork provided in the Geotechnical Report, further mitigating any potential impacts to land during construction. The Town’s engineer will also review the Projects stormwater pollution controls.

¹⁷ See March 9, 2022 SEQRA Expanded EAF Submission, Appendix 9.

¹⁸ See March 9, 2022 SEQRA Expanded EAF Submission; See also July 14, 2022 and August 31, 2022 Submissions.

- Project construction will also be undertaken in accordance with the recommendations for earthwork provided in the Geotechnical Report, further mitigating any potential impacts to land during construction.

Additional background information considered:

Parcel #1 has been actively mined since approvals were granted by NYSDEC and the Planning Board in 2009 and the final reclamation plan for the mine has not been implemented. As a consequence, existing surface grades vary greatly across Parcel #1, generally sloping downward from north to south, and from west to east. Surface elevations along the northern portion of the Parcel #2 near I-84 are generally at 574± feet above sea level and slope downward to 510± feet near the Parcel #2's southern boundary. Similarly, elevations on the western portion of the Parcel #1 are generally at 550± and slope downward to 540± on Parcel #1's eastern side. The proposed elevation for the building proposed for the Project is 557.5 feet above sea level.

Approximately 59 +/- acres of Parcel #1 have been mined to date and internal haul roads have been installed for these mining operations.¹⁹ Mining operations are actively ongoing on Parcel #1 and they are continuing while the Project is under review by the Planning Board. Reclamation of the mine site will occur through the development of the Project. Scannell intends that the Project's site plan, if approved by the Planning Board, will become the reclamation plan for the mine site. NYSDEC has advised Scannell that the existing mining permit will be closed by NYSDEC upon the issuance of a building permit by the Town for the Project. Excavation of up to 20 feet below existing grades will be required to achieve the Project elevations shown on the Site Plans for the Project. This excavation activity will occur in areas of Parcel #1 approved for mining operations. It is anticipated that very stiff soils will be encountered, along with decomposed rock or bedrock. Accordingly, excavation will likely entail moderate to hard ripping to excavate potential bedrock. Blasting will be needed, as previously approved for the mining operations. Scannell will develop and implement a blasting plan to minimize any impacts.²⁰

Most earthwork will involve the excavation for subsurface features including building foundations, stormwater management systems, and placement of fill to level building and parking areas. Following excavation for these features, backfilling and fill operations will bring the development area to the desired grade.

Erosion control measures will be implemented during construction to minimize the erosion of land on the Project Site.²¹ No construction will occur on land where the depth to the water table is less than 3 feet, and any erosion of land as a result of construction activities will be controlled and minimized through the implementation and maintenance of the sediment and erosion control measures required for the Project.

¹⁹ March 9, 2022 SEQRA Expanded EAF Submission, Narrative. See also Site Plans.

²⁰ March 9, 2022 SEQRA Expanded EAF Submission, Appendix 9 ("Geotechnical Report"). See also August 31, 2022 Submission, SEQRA Narrative for Service Road.

²¹ July 13, 2022 Supplemental Submission, Preliminary Stormwater Pollution Prevention Plan, prepared by Colliers Engineering & Design, dated July 13, 2022 ("SWPPP"). See also August 31, 2022 Submission, SEQRA Narrative for Service Road.

The Project will create 59.25± acres of new impervious surface on the Project Site based on the FEAF Part 1 submitted with Scannell's August 31, 2022 Supplemental Submission. If properly implemented, the impacts of creating these new impervious surfaces will be negligible given the storm water control measures that will be constructed and operated in accordance with the State's stormwater control regulations. See SWPPP. Moreover, the Project's location in the MC-1 commercial/industrial zoning district makes the Project an appropriate use for the lands involved.

Based on the foregoing, the Project will not create any significant adverse impacts on Land.

GEOLOGICAL FEATURES

Finding: The Project will not result in any significant adverse environmental impacts on Geological Features.

There are no unique landforms on the Property that will be impacted by the Project.²² The Project Site contains an active commercial mine and has been subject to extensive commercial mining operations. Accordingly, the Project is not anticipated to have any significant adverse impact on geological features.

SURFACE WATER

Finding: The Project will not result in any significant adverse environmental impacts on Surface Water.

The Planning Board identified the following potential "moderate to large" impacts to Surface Water from the Project:

1. *The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body;*
2. *The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments; and*
3. *The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies; and*
4. *The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.*

For the following reasons, these potential "moderate to large" impacts from the Project will not result in any significant adverse impact to Surface Water:

- The Project will have a minimal impact (approximately 2,100 sf or .048± acres) on the approximately 0.8563 acres of wetlands subject to federal wetlands jurisdiction along a small creek on the western portion of the Project Site related to the installation of a stormwater outfall.²³ The involved wetlands comprise less than 6% of the wetlands on the

²² July 13, 2022 Supplemental Submission, FEAF Part 1.

²³ March 9, 2022 SEQRA Expanded EAF Submission, Natural Resources Information, Appendix 15.

Project Site. This is a minor impact. No construction will occur within the bed or banks of the creek. Approval for the minor wetland disturbance has been obtained from the United States Army Corps of Engineers pursuant to Nationwide Permit 39²⁴, so the Project's minor wetland impacts will be undertaken in compliance with federal standards, mitigating any potential impacts.

- Avoidance and/or mitigation of turbidity or erosion will occur through the Project's implementation of the SWPPP which includes modern stormwater management controls which are designed to ensure that any stormwater discharged from the Project Site will comply with NYSDEC water quality standards, both during and after construction, resulting in minimal impacts to surface waters. Stormwater from the Project will be managed, treated and discharged in accordance with the requirements set forth in NYSDEC State Pollution Discharge Elimination System general stormwater permit and the Project's SWPPP, subject to prior review and oversight by the Town's engineer and continuing regulatory oversight and enforcement by NYSDEC. Stormwater will be collected and treated to protect water quality prior to discharge. As required by law, stormwater will be managed to control the rate of stormwater runoff to less than pre-development rates for a full range of storm events from the 1-year storm to the 100-year storm. As required by Chapter 154 of the Town of Wawayanda Code, Scannell will be required to enter into a Stormwater Facilities Maintenance Agreement to provide for the continued maintenance of stormwater controls on the Project Site subject to periodic inspections by regulating authorities, further reducing the probability of impacts to surface waters.
- During Project construction, erosion and sediment control, soil stabilization, dewatering and pollution prevention measures will be installed, implemented and maintained on the Project Site as set forth in the SWPPP and as required by law to minimize the discharge of erosion of sediment and prevent a violation of the State's water quality standards. These mitigation measures are designed to limit erosion of land by controlling the flow of water until permanent stormwater control measures are installed and pervious surfaces are stabilized with vegetation and/or buildings and parking areas. Measures will include, but not be limited to, installation of silt-fencing to control disturbed areas; stockpiling soils and vegetative soil stabilization; seeding and mulching of all disturbed surfaces; dust control (as necessary); and ongoing inspection and maintenance of erosion control measures to ensure their effectiveness until all disturbed surfaces are stabilized. All erosion and sediment measures are designed to comply with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016 and the January 2020 NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, Permit # GP-0-20-001.
- Post-construction, the Project's stormwater management system will collect stormwater run-off from the Project Site through a series of catch basins and pipes and convey the water to the proposed stormwater management areas depicted on the Site Plans and in the SWPPP. Mitigation of potential impacts will occur through the treatment of sediments and other contaminants in the run-off as described in the SWPPP to ensure the stormwater

²⁴ March 9, 2022 SEQRA Expanded EAF Submission, Natural Resources Information, Appendix 15; May 25, 2022 Supplemental Submission, Colliers' response to Town engineer comments.

discharges meet applicable water quality standards and have minimal impacts on the downstream water courses and wetlands. Stormwater management facilities, including lined bioretention areas and open detention basins, will be located adjacent to the new impervious surfaces, as depicted on the Site Plans and the SWPPP. As required by the NYSDEC stormwater regulations, the peak rate of run-off from the Project Site will be essentially the same or less than the peak rate of run-off under the existing conditions.

- As a result of these mitigation measures, potential surface water impacts from the Project will be significantly less than those from the approved mining operations, which were the subject of a NYSDEC Negative Declaration in 2009. By their nature, the exposed soils and disturbed lands involved in an ongoing mining operation have greater potential for erosion and sedimentation in surface waters than the more stable status of the Project Site after the Project is constructed with its state-of-the-art stormwater controls.

Based on the foregoing, the Project will not create any significant adverse impacts on Surface Water.

GROUNDWATER

Finding: The Project will not result in any significant adverse environmental impacts on Groundwater.

The Project will not have any significant adverse impacts on groundwater. The Project is estimated to require 7,000 gallons per day of water and to involve the discharge of 7,000 gallons per day of wastewater. Scannell proposes to obtain water and wastewater services from the Town of Wawayanda under its water/sewer agreement with the City of Middletown, subject to approval by the Town Board. Scannell's engineer has provided a report on Water & Sewer Services for the Project demonstrating that the Town will have sufficient capacity under its agreement with the City to provide these services.²⁵

The Project will not discharge wastewater into the ground. No subsurface disposal systems will be used on the Project Site. Subject to Town Board approval, the Project will connect to municipal sewer service provided under the Town's agreement with the City of Middletown for the treatment of wastewater. See Water/Sewer Plans. Further, the Project Site is not located over or adjoining any primary or principal aquifer, nor over or adjoining any aquifers used as a community drinking water source.

Stormwater run-off from the truck parking areas on the Project Site will be collected separately and treated as "hot-spot" areas as identified by NYSDEC stormwater regulations. See SWPPP. These areas will be collected and discharged through a series of stormwater treatment practices suitable to treat stormwater from hot-spot areas in accordance with the NYSDEC Stormwater Design Manual. Hot-spot run-off is directed to onsite oil-water separators followed by hydrodynamic separator quality treatment structures and ultimately to a proposed stormwater extended detention wetland/pond to adequately clean and remove any potential contaminants prior to discharge.

²⁵ March 9, 2022 SEQRA Expanded EAF Submission, Water & Sewer Services Report, Appendix 10.

A Phase 1 Environmental Site Assessment conducted on Parcel #1 in January 2021 did not indicate the presence of any known or suspected current or historic sources of soil or groundwater contamination on that Parcel, or any report of such contamination on Parcel #3.²⁶ No hazardous wastes have been generated, treated or disposed of on the Project Site, nor is there any report of environmental contamination involving the Project Site.²⁷

Finally, Project construction will not have any significant impact on groundwater, as demonstrated by the Geotechnical Report submitted as Appendix 9 to Scannell's March 9, 2022 submission. The Project Site is not located over, or immediately adjoining, a primary, principal or sole source aquifer. Any groundwater other than perched pockets on Parcel #1, where nearly all of the development will occur is expected to be below the planned foundation excavation depths. The Geotechnical Report indicates that perched groundwater conditions may be encountered at some locations, which may require some limited dewatering as part of some excavations. Perched groundwater conditions were noted during the prior SEQRA review of the mining operations, but were not considered to be an environmental impact.

Based on the foregoing, the Project will not create any significant adverse impacts to groundwater.

FLOODING

Finding: The Project will not result in any significant adverse environmental impacts on Flooding.

The Project will not have any significant adverse impacts on flooding. As discussed in detail above and shown on the Site Plans, all storm water from the Project Site will be collected, managed and treated by a stormwater management system in accordance with the NYSDEC General SPDES permit for stormwater discharges and SWPPP. The Federal Emergency Management Administration Flood Insurance Rate Maps ("FIRM") covering the Town of Wawayanda show that the Property is located outside any designated floodway, 100-year floodplain or 500-year floodplain.²⁸

Based on the foregoing, the Project will not create any significant adverse impacts on flooding.

AIR

Finding: The Project will not result in any significant adverse environmental impacts on Air.

²⁶ March 9, 2022 SEQRA Expanded EAF Submission, Natural Resources Information, Appendix 12.

²⁷ July 13, 2022 Supplemental Submission, FEAF Part 1.

²⁸ March 9, 2022 SEQRA Expanded EAF Submission, Appendix 13.

The Project will not result in any significant adverse impacts on air quality. The Project does not include a State regulated air emission source or involve any activity that will have more than a minimal impact on air quality. Similarly, commercial vehicles using the Project's parking areas will be subject to NYSDEC regulations governing vehicle idling which prohibits vehicle idling for longer than 5 minutes. The idling regulations may be enforced by the NYSDEC Environmental Conservation Officers and other state police. Further, as discussed below, the Project will only create minor traffic delays (over existing conditions) at surrounding intersections and these intersections will continue to operate at overall acceptable levels of service and efficiency, so there will not be unnecessary idling due to traffic delays. Therefore, no significant adverse localized air quality impacts are expected.

Finally, the Project entails the demolition of the existing barn on Parcel #1 and a small existing garage on Parcel #3.²⁹ New York State Department of Labor regulations require that prior to demolition, any asbestos containing materials ("ACM") must be identified and properly removed by a certified asbestos abatement contractor. A Pre-Demolition Regulated Building Materials Inspection ("RBMI") of the barn on the Parcel #1 was prepared in January 2022.³⁰ The inspection identified a limited number of ACMs in the barn, which is common for buildings of its age. These materials will be removed and properly disposed of by a NYS-licensed asbestos abatement contractor prior to demolition. An RBMI will also be conducted for the garage, built in 1999, on Parcel #3 and any ACMs will be properly removed prior to demolition as required by law.

Based on the foregoing, the Project will not create any significant adverse impacts on air quality.

PLANTS AND ANIMALS

Finding: The Project will not result in any significant adverse environmental impacts on Plants and Animals

The Project will not have any significant adverse impacts on plants and animals on Parcel #1 as demonstrated by the Natural Resources Information that has been submitted with respect to wetlands and wildlife.³¹ Further, the overall impacts on plants and animals on Parcel #1 will not exceed the impacts of the approved mining operations as determined through NYSDEC's prior SEQRA review. Finally, the Service Road will be primarily constructed on lands that have been extensively disturbed and do not provide any suitable habitat for plants or animals.

A wetland delineation was undertaken to determine whether any wetlands subject to federal or state permitting jurisdiction exist that would be impacted by the Project. No wetlands subject to NYSDEC jurisdiction were identified, however, approximately 0.8563 acres of wetlands along a small creek on the western portion of the Project Site are subject to federal jurisdiction. The Project will have a minimal impact (.048± acres) on these wetlands related to the installation of a

²⁹ Although not indicated on the Site Plans, the existing building on Parcels #1 and #3 will be demolished. See Site Plans.

³⁰ March 9, 2022 SEQRA Expanded EAF Submission, Appendix 14.

³¹ March 9, 2022 SEQRA Expanded EAF Submission, Appendix 15.

stormwater outfall. No impacts to the creek will occur. Scannell's consultant submitted a Pre-Construction Notice to USACE and has obtained coverage for this minor wetland disturbance pursuant to Nationwide Permit 39.³² Erosion and stormwater controls implemented during and after construction of the Project pursuant to the SWPPP discussed above will protect wetlands and creek from direct and indirect impacts. Accordingly, the Project will almost entirely avoid adverse impacts to wetlands and the creek on the Project Site and associated wetland habitat.

Several protected animal species have been identified as potentially having habitat in the general area of the Town of Wawayanda including the Project Site. The likelihood of habitat for these species being present and the potential for adverse impacts to these species from the Project was assessed. A Habitat Assessment was prepared for Parcel #1 in Appendix 15 to Scannell's March 9, 2022 SEQRA submission. The assessment researched publicly available sources of information from state and federal agencies and other data bases for rare, threatened or endangered species that have been observed in the general geographic area including the Project Site. With this information, a site visit was conducted by qualified professionals to observe any species present and/or to assess the potential that the Parcel #1 may provide suitable habitat for such species.

The Habitat Assessment documents that the potential presence of Northern Long-Eared Bats ("NLEB") and Indiana Bats was considered. NLEB are listed as "threatened" and Indiana Bats are listed as "endangered" species by both NYSDEC and the U.S. Fish & Wildlife Service (the "USFWS"). Protection efforts for these species focus on avoiding or minimizing impacts to or near "overwintering" and "summer roosting" habitats, with overwintering habitats typically found in caves and abandoned mines and summer roosting habitat consisting of certain trees that are generally 3" diameter or more at breast height in size.

The Habitat Assessment determined that there is no overwintering habitat for bats present on Parcel #1. Habitat suitable for roosting and/or foraging was found in small areas on the periphery of the Project Site, however almost all of Parcel #1 is either significantly mined, farmed, comprised of vegetative covertypes that do not provide suitable habitat for bats, or will not be impacted by the Project. Through development of the Project, only .77± acres of tree removal will occur³³ of which only .55± acres have trees that could potentially provide suitable habitat for bats. The balance of the 1.43± acres to be removed consists of small sapling-sized trees (not considered to be "forested areas" in the FEAF Part 1) that would not provide suitable habitat for bats. The Project's retention of almost all of the forested riparian corridor on the western portion of the area will minimize the loss of any other potential NLEB or Indiana Bat habitat on the Parcel #1, where

³² March 9, 2022 SEQRA Expanded EAF Submission, Natural Resources Information, Appendix 15; May 25, 2022 Supplemental Submission, Colliers' response to Town engineer comments.

³³ In its response to the Planning Board's SEQRA lead agency notice, NYSDEC sought consultation based on impacts to potential Indiana Bat habitat and the initial FEAF Part 1 indication that over 10 acres of forest would be removed. Based on current conditions on the Project Site and the ongoing mining operations, there will actually only be 1.43± acres of tree removal, including .77± acres of forested covertype potentially providing habitat, that will occur as reflected in the updated FEAF Part 1 and Habitat Assessment. See March 9, 2022 SEQRA Expanded EAF Submission, Natural Resources Information, Appendices 8 and 1 and July 13, 2022 Supplemental Submission, FEAF Part 1.

almost all Project development will occur. To avoid any potential impacts to NLEB and Indiana Bats, however, Scannell will limit any tree-cutting associated with the Project to winter months (when bats are hibernating) between November 1st and March 31st consistent with federal and state guidelines for protecting these species. On Parcel #3, little to no impacts will occur to potential bat habitat from: (1) the realignment of Hoops Road for the Project's access drive; (2) installation of utility lines along the drive; (3) demolition of the small garage in the existing parking area; or (4) installation of a stormwater basin next to Hoops Road. A small portion of forested area (approximately .8 acres) will be removed for the Service Road, which may also contain suitable habitat for bats. This tree removal will be restricted to November 1st through March 31st.

More generally, the Project Site is predominantly a disturbed, open area providing little habitat for animal species and including an intensive mining operation, farmland and other previously disturbed lands. Relatively mature forest exists within the riparian corridor in the western portion of the Site and within narrow, fragmented patches along the I-84 right-of-way and the Project's southern along the railroad. Otherwise, the Project Site consists of the mining operation, a cultivated farm field, early-successional brush and woodlands and previously disturbed lands. The lands primarily comprising the Service Road have also been extensively disturbed by mining and agricultural activities.

Terrestrial habitat is primarily within the forest on the western portion of the Property, which may provide habitat for large mammals. This area will not be disturbed by the Project. The freshwater wetlands on the Property may provide habitat for small mammals such as muskrats and voles and reptiles and amphibians such as eastern painted turtle, spotted turtle, common snapping turtle, pickerel frog, northern leopard frog, and green frog. Terrestrial species, including some of those listed above, may also utilize the freshwater wetlands on the Property for foraging, cover, or travel.

General wildlife species are not anticipated to be significantly impacted by the Project as wildlife occurrences and habitation within the disturbed mine and immediately adjacent farmland is expected to be very limited. Wildlife should be able to disperse to and use other nearby habitats. The forested riparian corridor to the west will remain and contains habitat for terrestrial, semi-aquatic and aquatic wildlife and provides connectivity to other habitats on and offsite.

Finally, while small whorled pogonia, a threatened flower, was identified in the USFWS database, it is not anticipated to be found on the Property based on its extreme rarity in New York State. There is currently only one known occurrence of small whorled pogonia in New York State in Schunnemunk Mountain State Park in Orange County, with the previous last known observation of this species dated back to 1976 in Onondaga County. The remaining historical occurrences were in different counties than the Property and date back to the late 1800s and early 1900s. Notably, USFWS did not identify this species in its correspondence discussed above.

Finally, no pesticides will be used on the Property and any indirect impacts from the Project on plants or animals due to lighting or noise will be minimized by mitigation measures for such potential impacts as discussed below.

Based on the foregoing, the Project will not have any significant adverse impacts on plants and animals.

AGRICULTURAL RESOURCES

Finding: The Project will not result in any significant adverse environmental impacts on Agricultural Resources.

The Project will not cause significant adverse impacts to agricultural resources due to the ongoing mining operations. The Property is located in Orange County Agricultural District #1.³⁴ Since 2009, Parcel #1 has been extensively mined and it was anticipated then by NYSDEC and the Planning Board that the mining operations would continue for at least 20 years, affecting most of the lands involved including 40% of the soils considered to be “significant agricultural resources.”³⁵ Some areas of Parcel #1 not currently being mined are still being used for crop production or have been previously disturbed. Construction of the Service Road will primarily occur on lands that are active farmland but that have been extensively disturbed by past site activities and mining. While the reclamation plan for the mining operation contemplated that Parcel #1 could eventually be returned to possible agricultural use, it was acknowledged even in 2009 that upon completion of the mining operations Parcel #1 might be more suitable for “large-scale development” consistent with the Town’s Zoning Law. The Project is consistent with this prior SEQRA assessment of the potential conversion of Parcel #1 and with the Town’s commercial/industrial zoning that contemplates such development on the Project Site. Moreover, compared to the extensive agricultural acreage in the surrounding area and throughout the Town, the loss of these soils will have a negligible impact on the Town’s agricultural resources.

Further, the impacts of the Project are mitigated by the location of the Project Site next to I-84 in a commercial/ industrial zoning district designated by the Town for precisely the use proposed as part of the Project. The Town’s zoning map reflects the community’s priority of protecting agricultural land in the Town outside the commercial/industrial zoning district through land use controls. Most of the land in the Town (over 65% based on the 2018 Town of Wawayanda Comprehensive Plan) is zoned to encourage agricultural uses and the use of almost all of this land in the Town is limited by this zoning. By contrast, lands in the MC-1 zoning district only comprise 10.3% of the Town’s lands according to the Comprehensive Plan. The Project will support this Town wide planning strategy by avoiding any development on the Agricultural Residential (“AR”) lands (Parcel #2) on the Property, mitigating the potential impacts to other lands in the AR zoning district and benefiting the Town by providing a new warehouse (with significant fiscal benefits to the local community) in the MC-1 zoning district on lands immediately adjacent to I-84.

Based on the foregoing, no significant adverse environmental impacts to agricultural resources are anticipated from the Project. Consistent with the requirements of the NYS Agriculture and Markets Law and as required by the Town, an agricultural data statement was prepared to notify nearby farming operations of the Project and potential impacts to agriculture

³⁴ March 9, 2022 SEQRA Expanded EAF Submission, Appendix 16.

³⁵ March 9, 2022 SEQRA Expanded EAF Submission, Appendix 7.

resources. Additionally, notice of the Planning Board's public hearing on the Project has been provided to nearby property owners as required by the Zoning Law.

AESTHETIC RESOURCES

Finding: The Project will not result in any significant adverse environmental impacts on Aesthetic Resources.

The Planning Board identified the following potential "moderate to large" impacts to Aesthetic Resources from the Project:

1. *The proposed action may be visible from publicly accessible vantage points both seasonally (e.g., screened by summer foliage, but visible during other seasons) and year-round; and*
2. *Visibility involving the public may occur during routine travel by residents, including to and from work and during recreational or tourism-based activities.*

For the following reasons, these potential "moderate to large" impacts from the Project will not result in any significant adverse impact to Aesthetic Resources:

- The Project is an allowed use under the Zoning Code that will be located in a growing commercial/industrial zoning district in the Town, where some visibility of proposed uses similar to the Project is to be reasonably expected and permitted by the Zoning Code. The Project's potential visibility will be consistent with the existing commercial mining operation on the Project Site and nearby commercial and industrial developments that is also located along U.S. Route 6 and I-84.
- The Project will not be visible from any officially designated federal, state, or local scenic or aesthetic resources nearby, nor will it impact any officially designated scenic views. While located within five miles of the Orange Heritage Trail and Hunter Farm Nature Preserve, both nearby public visual resources identified in the FEAF Part 1, the Project is not visible from those resources due to distance, topography and intervening vegetation.
- Visual simulations of the Project from vantage points selected by the Planning Board along I-84 and U.S. Route 6 demonstrate that a combination of distance, topography, existing trees and vegetation, new landscaping and proposed sound control barriers will provide reasonable screening of the Project from both public highways and avoid any significant adverse environmental impacts.³⁶ Any partial views of the Project by the traveling public will be short in duration along both highways.
- To further mitigate any potential aesthetic impacts, a building design will be used with projecting first-floor glass entry elements at the office area, attractive paint schemes to add depth and character, varied roof lines on the east and west elevations, and decorative parapets that include glass clerestory windows on the north and south elevations. This

³⁶ July 13, 2022 Supplemental Submission, Building Floor Plan, Elevations and Visual Simulations (dated June 22, 2022), prepared by MACKENZIE. See also August 31, 2022 Supplemental Submission with additional Visual Simulations Requested by the Planning Board.

design and varied paint scheme will make the building more visually appealing when viewed from public locations to the extent such views may occur. As depicted in the visual renderings, the building will be painted with neutral earth tone colors that will help reduce its visibility.

- Overall, the Project will represent an improvement as compared to the existing visual impacts of the mining pit, which were previously determined through SEQRA review by NYSDEC and the Planning Board to not be a significant adverse environmental impact.
- Since the Project is located on lands zoned by the Town for industrial/commercial uses that normally involve more visible development, the overall limited visibility of the Project, mitigated as proposed by distance, topography, sound walls, vegetation and architectural design, is reasonable and will not result in any significant adverse environmental impacts on aesthetic resources.

Based on the foregoing, the Project will not result in any significant adverse environmental impacts on aesthetic resources.

HISTORIC AND ARCHEOLOGICAL RESOURCES

Finding: The Project will not result in any significant adverse environmental impacts on Historic and Archeological Resources.

The Project will not impair the character or quality of any important historical and/or archaeological resources.

No historic buildings or sites listed on the State or National Registers of Historic Places are located on or near the Project Site and the Site is not located in or adjacent to an historic district.³⁷ No significant archaeological resources were identified on Parcel #1 during the original review of the proposed mining operations and New York State's Historic Preservation Office ("SHPO") has twice determined that there would be no adverse effects on historic or archaeological resources from the Project on Parcel #1.³⁸ In 2007, over 1000 test pits were undertaken on Parcel #1 and no indication of historic or archaeological resources was found.

In addition, given the limited disturbance that will occur on and the extensive prior disturbance of Parcel #3 that has occurred, no significant impacts to cultural resources are expected from the construction of the project access drive or installation of utilities or stormwater control measures or demolition of the small garage (1999 construction) as part of the Project.³⁹ Finally, Scannell's consultant has reviewed the lands where the Service Road will be located and concluded that due to extensive prior disturbance no cultural resources are likely to be found there.⁴⁰

³⁷ July 13, 2022 Supplemental Submission, FEAF Part 1.

³⁸ March 9, 2022 SEQRA Expanded EAF Submission, Historic and Archaeological Resources Information, Appendix 18.

³⁹ March 9, 2022 SEQRA Expanded EAF Submission, Historic and Archaeological Resources Information, Appendix 18.

⁴⁰ August 31, 2022 Supplemental Submission, SEQRA Narrative for Service Road.

Based on the foregoing, the Project will not create any significant adverse impacts to historic or archaeological resources.

OPEN SPACE AND RECREATION

Finding: The Project will not result in any significant adverse environmental impacts on Open Space and Recreation.

The Project will not result in any loss of recreational opportunities, or any reduction of an open space resource designated in a governmental open space plan. The Property is located in a zoning district intended for commercial/industrial development such as the Project. The Property is privately owned and is not used for public recreation.

Based on the foregoing, the Project will not have any significant adverse impact on open space and recreational resources.

CRITICAL ENVIRONMENTAL AREAS

Finding: The Project will not result in any significant adverse environmental impacts on designated Critical Environmental Areas.

The Project will not have any significant adverse impacts on any critical environmental areas (“CEAs”) designated by NYSDEC because the Project Site does not contain any CEAs and will have little to no impact on a nearby CEA.⁴¹ A portion of the construction of the water and sewer mains for the Project will occur in the Town of Wawayanda’s “Ridgeline Preservation Areas” CEA where the CEA includes lands along the Matrix warehouse driveway near the intersection with U.S. Route 6 and potentially for a short distance north along Route 6. Any construction impacts on the CEA will be minimal, however, as the installation of the mains will only involve temporary disturbance to land adjacent to an existing driveway and highway in previously disturbed areas. The new mains will not be installed in any ridgeline areas for which the CEA was designed to protect. All mains will be installed underground and will not be visible from the CEA. The new sewer and water mains will affect only a very small area of the CEA. Further, erosion control measures will be undertaken and maintained during construction and all disturbed soils will be stabilized and revegetated.

Accordingly, no significant adverse impacts to CEAs will occur from the Project.

TRAFFIC/TRANSPORTATION

Finding: The Project will not result in any significant adverse environmental impacts on Traffic/Transportation.

The Planning Board identified the following potential “moderate to large” impacts to Traffic/Transportation from the Project:

⁴¹ July 13, 2022 Supplemental Submission, FEAF Part 1; May 25, 2022 Supplemental Submission, Supplemental SEQRA Narrative (dated May 25, 2022) evaluating the potential environmental impacts from the proposed extension of water and sewer mains to serve the Project.

1. *Projected traffic increase may exceed capacity of existing road network;*
2. *The proposed action will degrade existing transit access;*
3. *The proposed action may alter the present pattern of movement of people or goods; and*
4. *Other impacts: Route 6; Intersection NYS Route 17M/I-84; NYS Route 6/NYS Route 284.*

There will not be any significant adverse environmental impacts from the Project on Transportation/Traffic because:

- The Traffic Impact Study ("TIS") dated March 1, 2022 projected that traffic generated by the Project would not exceed the capacity of the roadway network and studied intersections based on the mitigation measures proposed by the TIS.⁴² The TIS concluded that the studied intersections would all operate at overall acceptable levels of service with the mitigation measures recommended by the TIS. Those mitigation measures are discussed in more detail below.
- Project-generated traffic will travel on State highways - U.S. Route 6 and Route 17M, which are designed to handle such traffic. The TIS was reviewed by the Town's traffic consultant (Creighton Manning), which concurred in its assessment.⁴³ NYSDOT provided comments on the TIS and proposed highway mitigation improvements and indicated no significant concerns.⁴⁴
- The TIS evaluated potential traffic impacts from the Project on other intersections along U.S. Route 6 between NYS Route 284 to the west and NYS Route 17M to the east, along with impacts to the on and off ramps for I-84 on Route 17M. In general, comparing projected future traffic conditions if the Project is built or not built, the TIS found that the

⁴² The Project includes an approximately 925,000± square foot warehouse, however, the traffic study is based on a 1,000,000 square foot building. Estimates of the amount of traffic to be generated by the proposed warehouse were developed based on information provided by the Institute of Transportation Engineers (ITE) in the report titled "Trip Generation", 11th Edition, 2021. To provide a conservative analysis, the "higher" Trip Generation Rates for Land Use Category – 130 Industrial Park (which includes manufacturing and warehouse uses) were used in this analysis. In addition, the TIS takes into account general background traffic growth, as well as both approved and pending nearby large-scale projects that will add to the traffic on the roads analyzed. Based on comments on the TIS from the Planning Board, its consultants and NYSDOT, Scannell has undertaken additional traffic sensitivity analysis and provided further materials with respect to potential traffic impacts associated with the Project. See April 13, 2022 Supplemental Submission, Sensitivity Analysis (dated April 8, 2022), I-84 Ramp Concept (dated March 28, 2022) and Colliers' April 13, 2022 response to comments from Town consultants; May 25, 2022 Supplemental Submission, Colliers' May 25, 2022 response to comments from Town consultants; June 8, 2022 Supplemental Submission, Colliers' June 8, 2022 Response to comments from NYSDOT, May 25, 2022 Collier's Truck Acceleration Memorandum in response to Planning Board comments, and a map prepared by Colliers depicting existing conditions in the U.S. Route 6 Right-of-Way at its intersection with Hoops Road, dated February 22, 2022.

⁴³ Based on comments on the TIS from the Planning Board, its consultants and NYSDOT, Scannell has undertaken additional traffic sensitivity analysis and provided further materials with respect to potential traffic impacts associated with the Project. See April 13, 2022 Supplemental Submission, Sensitivity Analysis (dated April 8, 2022), I-84 Ramp Concept (dated March 28, 2022) and Colliers' April 13, 2022 response to comments from Town consultants; May 25, 2022 Supplemental Submission, Colliers' May 25, 2022 response to comments from Town consultants; June 8, 2022 Supplemental Submission, Colliers' June 8, 2022 Response to comments from NYSDOT, May 25, 2022 Collier's Truck Acceleration Memorandum in response to Planning Board comments, and a map prepared by Colliers depicting existing conditions in the U.S. Route 6 Right-of-Way at its intersection with Hoops Road, dated February 22, 2022.

⁴⁴ June 8, 2022 Supplemental Submission, Colliers' June 8, 2022 Response to comments from NYSDOT.

overall increase in delays at those intersections would not be significant when compared to the No-Build condition.

- Based on Planning Board comments, an additional traffic mitigation measure consisting of an internal service road has been proposed by Scannell to further minimize traffic impacts to Route 6 and other local roads.⁴⁵ This service road would run parallel to Route 6 and would connect the Project Site with other adjacent lots on the north side of Route 6. The service road would create the opportunity for all future development (if any) on these adjoining parcels to use the service road for access to Route 6. The service road would mitigate potential traffic impacts on Route 6 and would provide a number of benefits including the following: it would consolidate future access drives from the adjacent lots on to Route 6 into 1 access points on the highway; it would improve emergency access to all these adjacent lots; it would remove slower moving trucks off Route 6 and reduce truck traffic on Route 6 in front of the Site.
- Based on the TIS and further discussion with the Planning Board, the following proposed mitigation measures will be constructed and paid for by Scannell to avoid or reduce significant potential traffic impacts related to the Project:
 - ✓ A service road will be constructed from Hoops Road across SBL # 11-1-34.1 to the eastern side of SBL #11-1-41 to provide an access point for trucks entering onto U.S. Route 6;
 - ✓ A new traffic signal is proposed to be installed on U.S. Route 6 for vehicle access from the service road;
 - ✓ A separate left turn and separate right turn lanes for site entering truck traffic from U.S. Route 6 onto the service road;
 - ✓ A new traffic signal at the U.S. Route 6 and C.R. 56 intersection;
 - ✓ Traffic volumes and delays less affected by the Project at the intersection U.S. Route 6 and NYS Route 284 will be monitored to determine whether installation of a new signal under future conditions is warranted;
 - ✓ The installation of an additional eastbound left turn lane from U.S. Route 6 onto NYS Route 17M, along with associated signal timing changes and a vehicle detection camera to reduce delays; and
 - ✓ To improve the safety and flow of traffic entering onto NYS Route 17M north from the I-84 westbound off-ramp, a dedicated off-ramp lane instead of the existing stop sign.
- With respect to the currently unsignalized intersection of NYS Route 284 with U.S. Route 6, Scannell proposes to conduct monitoring of the intersection to determine, over time, whether a signalized intersection is warranted there due to Project-generated traffic. Installation of a signal at that intersection would substantially improve future conditions including Project traffic to a Level of Service "B" during weekday a.m. and p.m. peak hours. If NYSDOT determines that it is warranted, Scannell will install a signal at the intersection of NYS Route 284 and U.S. Route 6. Scannell will place funds in escrow to be

⁴⁵ See August 31, 2022 Submission, SEQRA Narrative for Service Road.

used to conduct the monitoring and the installation of the new signal if required by NYSDOT to mitigate impacts from the Project.

- Scannell will conduct a post-construction traffic impact study 1-year after the issuance of the Certificate of Occupancy to determine the effectiveness of the proposed traffic mitigation measures for the Project (listed above) and to assess the need for additional mitigation measures. Scannell will place funds in escrow to guarantee its performance of this post-construction monitoring study and will undertake the installation of any improvements required by NYSDOT for the Project. Any required improvements will be fully constructed within 18-months of NYSDOT approval.
- As the agency charged with jurisdiction over U.S. Route 6, NYS Routes 284 and 17M and I-84, NYSDOT's review of the Project's proposed highway improvements and the above traffic mitigation measures will further ensure that no significant adverse impacts from Project-generated traffic will occur.

For the foregoing reasons, the Project will not have any significant adverse impacts on traffic or transportation.

ENERGY

Finding: The Project will not result in any significant adverse environmental impacts on Energy.

The Project will require the use of electricity subject to the specific needs of any future potential tenant. Increased electricity usage may be required for lighting, HVAC systems, office/warehouse equipment, etc. See FEAF Part 1, Appendix 8 to March 9, 2022 Submission. This energy usage will be similar in amount to the energy used for comparable commercial buildings in the Town, County, and across the State. The utility provider has indicated that sufficient electricity will be available to serve the Project. Overall, the Project will not result in a significant increase in the use of energy.

Accordingly, no significant adverse impact on energy will occur.

NOISE, ODOR AND LIGHT

Finding: The Project will not result in any significant adverse environmental impacts on Noise, Odor and Light.

The Planning Board identified the following potential "moderate to large" impact to Noise, Odor and Light from the Project:

The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.

There will not be any significant adverse environmental impacts from the Project on Noise, Odor and Light because:

- In 2009, NYSDEC determined, pursuant to SEQRA, that the blasting as part of the existing mining operations on the lands where the Project is proposed to be located would not have any significant adverse environmental impacts. Noise from blasting for the mining operations was expected to occur over 20 years of mining and was not identified as a potential significant impact. The Planning Board was an involved agency for that SEQRA determination and indicated no objection to NYSDEC's Negative Declaration.
- Blasting will occur during the initial phases of the Project's construction in order to establish necessary elevation grades for the building and other improvements. This blasting will be very limited in duration during the first several months of construction as compared to blasting from the existing mining operations which will continue to occur over the next 7 years. The Project will eliminate 7 more years of blasting at the mine and will provide a substantial benefit in this regard. All blasting during construction will be performed pursuant to a program developed by a qualified Geotech engineer to minimize impacts, including noise. Mitigation measures for noise include only conducting blasting activities during weekday working hours and not blasting when weather conditions, including wind direction, are unfavorable for avoiding noise impacts. As a further mitigation measure, prior notice of planned blasting activities will be provided to residents and other property owners within 1500 feet of the Project Site.

Additional background information considered:

During construction, any noise and odor impacts from construction equipment will be temporary, of short duration and non-significant. The Project, when operational, is not anticipated to generate any odor impacts and any noise and lighting impacts will be substantially mitigated so that no significant adverse impacts will occur.⁴⁶

With respect to noise impacts on the Project Site, the Project will likely represent an overall reduction compared to continuous noise from the approved mining operations during normal working hours for those operations. Only infrequent noises of short duration from the Project will be comparable to existing noise from mining operations, which were deemed not to have a significant adverse impact through NYSDEC's prior SEQRA review of the mining operations, resulting in the issuance of a Negative Declaration.

Potential noise impacts from the mining operations necessarily considered by NYSDEC and the Planning Board in the 2008 SEQRA determination of non-significance included noise associated with ground clearing activity, excavation, material processing (rock crushing), blasting, loading and truck traffic. By comparison to the continuous nature of the noise from the mining operations during daytime hours, including blasting and trucks using McBride Road, the highest noise levels expected from the Project will only occur infrequently and will be of very short duration, measured in little more than a second. In addition, noise impacts from sand and gravel trucks using McBride Road, authorized by NYSDEC and the Planning Board in 2015, will be

⁴⁶ July 13, 2022 Supplemental Submission, FEAF Part 1; May 25, 2022 Supplemental Submission, Acoustical Study, prepared by Cavanaugh Tocci, dated May 25, 2022; Site Plans.

eliminated altogether because the Project's primary access will be from the new private access drive (now Hoops Road) to Route 6 and the mine access from McBride Road will be closed and gated except for access for emergency vehicles.

To evaluate the potential for noise impacts from the Project, a sound study was prepared comparing the loudest potential operational noises from the Project against NYSDEC guidelines for exterior uses, based on ambient noise levels from existing sources around the Project Site, and for compliance with Zoning Law standards at the Project's property line (the "Sound Study").⁴⁷ The Project Site's location between I-84 and U.S. Route 6 results in significant background noise levels from vehicles traveling at high speeds on those highways. These highways are considered to be the dominant source of existing ambient noise for nearby residences (in addition to the mine) near the Project Site on McBride Road, Route 6 and across I-84.

For the most conservative impact analysis, the Sound Study used reasonable "worst-case" noise levels based on sound measurements at a similar facility. These noise levels are associated with truck movement activities including back-up alarms, trailer disconnects, and accelerating or idling vehicles near sound measurement locations. Anticipated truck movements are intermittent during daylight hours and less frequently overnight.

Because of the potential for noise impacts from the Project associated with truck movement activities on the Project Site, Scannell will install varying height sound control barriers along the western truck parking and loading areas nearest McBride Road. These barriers are intended to mitigate the impacts of noise associated with truck activities on the Project Site. They will also limit the visibility of Project operations. As the Sound Study demonstrates, the sound control barriers effectively ensure that there will be no significant adverse noise impacts from the Project on neighboring property owners.

The Sound Study used ambient sound measurements that had been gathered on the Project site in August 2021 from representative locations on McBride Road and U.S. Route 6. For McBride Road, estimated ambient sound measurements were gathered from a location near the west property corner of the proposed facility, where noise from traffic on I-84 and Route 6 was not highly audible. Sound measured at this location is considered to be typical for residences along McBride Road. Estimated ambient sound measurements for residences along Route 6 were taken along the railroad right-of-way near the property line to the south of the proposed facility, where sound was dominated by traffic on Route 6. For the residences on the opposite side of I-84, an updated sound study measured ambient levels from a location a similar distance away from I-84 as the residence on that side of I-84 located nearest to the Project.

The NYSDEC guidelines, as applied to the Project, recommend that noise levels experienced by nearby residences should not increase by more than 6 decibels as a result of noise associated with the Project. The guidelines further indicate that in some cases increases of more than 6 decibels over ambient levels may be acceptable and that increases of less than 5 decibels are considered to be "unnoticed or tolerable."

Based on the Sound Study, with the addition of the proposed sound control barriers, most of the anticipated noise levels experienced by nearby homes as a result of the Project will be at or

⁴⁷ May 25, 2022 Supplemental Submission, Acoustical Study, prepared by Cavanaugh Tocci, dated May 25, 2022.

below existing ambient levels. Of the handful of potential increases in noise levels from the Project over ambient conditions, all of them will be in the range deemed “unnoticed or tolerable” under NYSDEC guidelines, except for the minor increases of noise levels above the 6-decibel guideline associated with trailer disconnects.

Trailer disconnect noise occurs when trucks are unhitched from their trailers, creating a sharp noise lasting little more than a second. This activity is expected to occur infrequently over the course of daily operations, and infrequently during night-time hours, when trucks are unhitched from trailers in order for the trailers to be stored in the trailer parking area until they are needed again. Further, the potential impacts would not be significant, since the potential noise levels associated with trailer disconnects would be only 1-3 decibels above the NYSDEC guideline at several of the nearby homes. Because of the momentary duration of the noise from trailer disconnects and the infrequency of their occurrence, particularly during overnight hours, noise levels associated with trailer disconnects will not result in a significant adverse environmental impact. Finally, it must be noted that the potential fleeting, infrequent noise levels from trailer disconnects would be less than noise levels resulting from the crushing, screening, blasting and truck activities associated with the approved mining operations on Parcel #1 that were previously deemed not to be a significant adverse environmental impact under SEQRA.

Due to the lot configuration and the Project layout needed to meet the anticipated requirements of any future potential tenant, noise-generating activities associated with truck movements are likely to occur near the Project’s property boundaries., making it impossible for the Project to meet the Zoning Law’s 65 dBA standard as measured at the northern property line adjacent to I-84.⁴⁸ By contrast, noise at all other property lines will comply with the Town’s 65 dBA noise standard. Scannell has applied to the Zoning Board of Appeals to allow higher, periodic noise levels at the northern property line along I-84. For SEQRA review purposes, compliance with the Town’s noise standard along the I-84 property line would serve little to no purpose because there are no sensitive receptors on I-84 and the highway creates a significant noise footprint from vehicles travelling at high speeds. For residential properties on the opposite side of I-84 from the Project, the Sound Study demonstrates that there will only be minimal, if any, impacts due to noise from the Project. In fact, noise from the “worst-case” scenario used in the Sound Study indicates that noise from the Project for even the closest resident on the opposite side of I-84 will be well within NYSDEC guidelines. and generally even less than the conservative ambient noise level used in the Study.⁴⁹

Scannell will conduct a post construction Noise Study 6-months after the issuance of the Certificate of Occupancy. Scannell will place funds in escrow to guarantee its performance the of the post-construction Noise Study and will provide for the installation of any resulting additional mitigation measures required as a result of the monitoring.

With respect to lighting, new, dark-sky compliant, modern and energy-efficient lighting will be used throughout the Site. See Site Plans. Exterior site lighting will be designed to comply

⁴⁸ Scannell has applied to the Town of Wawayanda Zoning Board of Appeals for a variance from the Town’s noise standard set forth in Zoning Law § 195-23(D), as measured at the northern property line adjacent to I-84. With the elimination of the auxiliary truck parking area on Parcel #3, no additional noise variances are required for the Project.

⁴⁹ May 25, 2022 Supplemental Submission, Acoustical Study, prepared by Cavanaugh Tocci, dated May 25, 2022, p. 17.

with the Zoning Law and to be the minimum necessary while ensuring a safe and secure facility. All proposed lighting will be downward facing and will minimize sky glow and light pollution from the Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. As shown on the Site Plans, the fixture locations have been sited to avoid any light trespass onto adjacent properties. These measures have been incorporated to minimize otherwise potential adverse impacts from site lighting of the new building and parking facilities.

Based on the foregoing, the Project will not cause any significant adverse impacts involving noise, odor or light.

HUMAN HEALTH

Finding: The Project will not result in any significant adverse environmental impacts on Human Health.

No significant impacts to human health are anticipated from the Project because all construction and operational activities will be undertaken in accordance with and in compliance with all pertinent environmental and land development regulations and related permit and approval procedures and requirements. The Project will be serviced by municipal water and sewer services and no septic system will be used.

COMMUNITY PLANS

Finding: The Project is consistent with Community Plans.

The Project complies with the Town of Wawayanda's Zoning Law and no variances are required except for the potential periodic exceedance of the Town's noise standard at the I-84 property line.⁵⁰ The Project's warehouse use is allowed in the MC-1 zoning district with a site plan approval and SUP from the Planning Board. The Project will comply with all bulk and dimensional requirements of the Zoning Law.

In terms of the Town's 2018 Comprehensive Plan (the "Plan"), the Project is consistent with the adopted vision for commercial/industrial development in the Town that will reduce the property tax burden on local residents with a Project that will have minimal local impacts. As demonstrated by the Community Impact Statement for the Project⁵¹, the Project will result in significant property tax benefits for local taxing jurisdictions, including the Town, the school district and the County. Further, the Project will generate a minimal need for local services and have limited impacts on the community. The Project will use U.S Route 6 for access and is proposing to redevelop Hoops Road as a private drive, which would lessen the tax burden of maintaining that road on the Town.

⁵⁰ March 9, 2022 SEQRA Expanded EAF Submission, Site Plan Review/Special Use Permit Narrative, Appendix 21.

⁵¹ March 9, 2022 SEQRA Expanded EAF Submission, Community Impact Statement, Appendix 23.

The Project also supports the Plan's goals for the MC-1 zoning district (Comprehensive Plan, p. 5.1). Those goals and how the Project will advance them are as follows:

Goal: To improve the appearance of commercial corridors and mixed-use areas. The Project will convert an existing mining operation into a new warehouse and distribution center set back from Route 6 that will minimize aesthetic impacts from adjoining neighborhoods, I-84 and NYS Route 6 as compared to existing conditions.

Goal: Guide commercial development to state and county road corridors. The Project will provide a private drive with direct access to U.S. Route 6, lessening impacts on the Town from the current maintenance of Hoops Road and directing traffic from the Project onto U.S. Route 6. It will also eliminate current truck traffic on McBride Road by closing the access road to the existing mine.

Goal: Promote the expansion of municipal water and sewer systems within existing commercial zones. The Project will include the expansion of public water and sewer services to serve the Project Site, facilitating the possibility of other commercial development connecting to municipal services in the future.

Goal: Identification of transportation improvements to facilitate transportation related developments with commercial zones. The TIS has identified current and potential improvements to the U.S Route 6 corridor that would support the Town's transportation goals. Specifically, safety improvements would be undertaken at the Hoops Road intersection with U.S. Route 6. Additionally, the TIS identifies other improvements to the U.S. Route 6 corridor between the intersection of NYS Route 284 and NYS Route 17M, along with possible improvements to the westbound off-ramp for I-84, that will improve traffic flow in the area surrounding the Project.

Goal: To promote incremental commercial and residential growth in the hamlet centers. The Project will not be located in the hamlet centers. However, through its multi-million-dollar investment in the Town, Scannell will serve as a catalyst for further growth of the MC-1 corridor along U.S. Route 6. By extending public water and sewer services to the Project Site, Scannell will make it possible for other neighboring properties in the Town to obtain such services. Finally, by creating a significant number of jobs in the community, including higher wage jobs, the Project will support additional growth and spending in the Town's residential and commercial hamlet centers.

Finally, the Project is consistent with Orange County planning objectives. The Project Site is identified as part of a Priority Growth Area by the 2019 Orange County Comprehensive Plan.⁵² See Orange County Planning Documents, Appendix 22. The Project's proposed use is also one targeted by the 2015 Orange County Economic Development Strategy as one the County seeks to attract for economic development growth purposes.

⁵² March 9, 2022 SEQRA Expanded EAF Submission, 2015 Orange County Economic Development Strategy, Appendix 22.

For the foregoing reasons, the Project will support and further the goals and objectives of local community plans and will not have a significant adverse impact on them.

COMMUNITY CHARACTER

Finding: The Project is consistent with Community Character.

As described above, the Project is consistent with the existing and planned commercial and industrial character of the area where the Project Site is located between I-84 and U.S. Route 6 in the Town's MC-1 zoning district. The Project Site is situated with immediate access to U.S. Route 6 and nearby access to I-84 to significantly advance the Town's purposes for the MC-1 zoning district with minimal impacts to the Town, the neighborhood or the environment.

The Project is located in an area zoned for such uses that includes a growing number of warehouses and other commercial buildings located along the U.S. Route 6 commercial/industrial corridor. Compared to the existing, approved mining operations on the Project Site, the Project will represent an overall improvement by ending those disruptive operations and providing for reclamation of Parcel #1. In this context, the Project is entirely consistent with the MC-1 zoning district community character.

The Project's proposed building and associated parking and loading areas are located as far away from existing residential uses, and as close to I-84 as possible. Topography and forested areas in the I-84 right-of-way, along with proposed landscaping, will reduce impacts associated with the location of the building along the northern property line. Proposed sound control barriers along the truck parking areas and the intervening forested areas on Parcel #1, the western portion of the Project Site and neighboring properties near McBride Road will significantly reduce the potential for adverse noise and visual impacts from the Project to nearby homes to the west. Topography and intervening forested areas along the railroad and U.S. Route 6 will mitigate any Project impacts to the south of the Project Site.

As discussed above, the potential visual impacts of the Project on nearby residential uses will be sufficiently mitigated by intervening topography and vegetation, along with an attractive architectural design for the Project, that will lessen visual impacts. Further, due to the location of the Project Site in the MC-1 commercial/industrial zoning district, some visibility of the Project from surrounding uses is to be reasonably expected. Similarly, with respect to noise, the Project will mostly result in no increase in the noise experienced by nearby residential neighbors above existing, ambient levels. Finally, the Project's proposed lighting will be dark-sky compliant, minimize sky glow and light pollution and, as shown on the Site Plans, will substantially avoid any light trespass onto adjacent properties.

To further minimize aesthetic impacts, a building design will be used that is more representative of a high-tech R&D production facility than a warehouse, with projecting first-floor glass entry elements at the office area, attractive paint schemes to add depth and character, varied roof lines on the east and west elevations, and decorative parapets that include glass clerestory windows on the north and south elevations. This design and diverse paint scheme will make the building more visually appealing when viewed from public locations and nearby residential uses.

As designed, the Project will positively contribute to the character of this area of the MC-1 zoning district along I-84 and the Town's planned U.S Route 6 commercial/industrial corridor. Furthermore, the Project will enhance the value of nearby properties in the MC-1 zoning district, consistent with the Town's goals for future commercial/industrial growth in the U.S. Route 6 corridor. Accordingly, the Project will be consistent with the Town's expectations for the community character of the MC-1 zoning district.

For these reasons, the Project will not have a significant adverse impact on the community character of the Town of Wawayanda.

IMPACTS TO COMMUNITY SERVICES

Finding: The Project will not result in significant adverse Impacts to Community Services.

Overall, the Project will have either no or minimal adverse impacts on local services, including the school district. Moreover, as noted above, traffic from the Project will not involve any wear and tear on local Town roads. as Hoops Road would be converted into a private drive and access to McBride Road would be restricted to a gated emergency entrance.

By contrast, the Project is anticipated to provide a substantial, recurring benefit to the Town, Minisink Valley Central School District, Slate Hill Fire District, Highway Fund and Orange County through real property tax revenues. The projected assessed value of the Parcel #1 alone would increase from the current value of \$204,400 to an equalized value of \$68,425,000.⁵³ Combined, projected annual tax revenue for the Town, County, school district and other taxing jurisdictions from Parcel #1 – based on 2021 tax rates – would grow correspondingly from \$9,313 to \$3,117,689.

For the first 10 years after Project construction, Scannell intends to apply for the partial tax exemption allowed by New York State Real Property Tax Law (§ 485-b) for property developed for commercial or industrial purposes. This partial exemption starts at 50% and is reduced by 5% each year until it expires altogether after 10 years. Because of the significant start-up investment required for developments like the Project, this program provides an important incentive to facilitate commercial and industrial development in New York. The partial exemption would not apply to the Slate Hill Fire District, which would always receive 100% of its share of the projected tax revenues.

Even with this partial exemption, a Project of this size will generate positive tax revenue in future years. By comparison, as demonstrated by the Community Impact Statement, the cost of municipal services to the community would be minimal, resulting in a substantial surplus to all of the taxing jurisdictions and particularly to the Minisink Valley Central School District, which is not expected to incur any costs as a result of the Project.

⁵³ Scannell's additional acquisition of Parcel #3 comprising SBL ## 11-1-34.31, 11-1-34.32, 11-1-34.33 and a small portion of 11-1-41 will add to assessed value associated with the Project and the recurring property tax revenues that will benefit local taxing jurisdictions.

While the full scope of job-creation benefits during the Project's operation will be driven by the specific operations of any potential future tenant, it is anticipated that the Project would result in the creation of hundreds of warehouse and office jobs. This would represent a significant increase in the Town's private sector employment opportunities.

Direct jobs will also cause additional, indirect jobs to be created in the local area through business-to-business purchases (e.g., a tenant business buying inputs from a local supplier) and employees of tenant businesses spending a portion of their wages locally creating indirect and induced job creation, sales tax revenues and earnings.

Overall, the Project will result in a multi-million-dollar investment in the Town of Wawayanda, create substantial new job opportunities in the community and provide other, significant fiscal benefits. The Project will contribute significantly to the growth of the local property tax base to support schools and community infrastructure, with little or no impact to local water/sewer infrastructure and other municipal services.

Based on the foregoing, the Project will have a significant positive fiscal impact on the Town of Wawayanda and broader local community and will not create any significant adverse impacts on community services.

For further information:

Contact Person: John Razzano, Chairman
Town of Wawayanda Planning Board

Address: Town of Wawayanda Town Hall
80 Ridgebury Hill Road
Slate Hill, New York 10973

Telephone: 845-355-5700

A copy of this Notice of Negative Declaration will be filed with:

Town of Wawayanda Town Board;
Orange County Planning Department;
Orange County Health Department;
Orange County Department of Public Works;
Orange County Industrial Development Agency;
City of Middletown
NYS Department of Environmental Conservation, Region 3;
NYS Office of Parks, Recreation and Historic Preservation;
NYS Department of Transportation, Region 8;
United States Army Corps of Engineers; and
United States Fish and Wildlife Service.