

1 8/8/2023 - Town of Montgomery

2 THE TOWN OF MONTGOMERY

3 INDUSTRIAL DEVELOPMENT AGENCY

4 PUBLIC MEETING

5

6 Tuesday, August 8, 2023

7 1:01 p.m. until 1:29 p.m.

8

11 Bracken Road

9

Montgomery, New York 12549

10

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BOARD MEMBERS:

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JEFF CRIST, Chairman

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JOHN DICKSON

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ROBERT SANTO

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TOM JONES

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2 (The meeting commenced at 1:01 p.m.)

3 CHAIR CRIST: The public hearing is
4 now open. I'd like to welcome Steven Porath,
5 representing the Hudson Valley Country Club. Thank
6 you, to give us an overview of the project.

7 MR. PORATH: Sure.

8 CHAIR CRIST: Feel free to come up,
9 Steve

10 MR. PORATH: Again, Steve Porath, I'm
11 representing the Hudson Valley Country Club. Again,
12 thank you for having us, and it's nice seeing
13 everyone again.

14 Just -- we have -- we've been here
15 before, but just to give you an update work on the
16 golf course continues. Again, the effort is to -- of
17 this -- this first phase of the project is to bring
18 the country club facility itself, the -- the
19 clubhouse and the pro shop up to a level where it can
20 actually be considered a -- a venue for a private
21 golf club. And the golf course itself, the work
22 continues there to bring that up to a quality level
23 that I think is envisioned by the owner, Raj Amar, to
24 make it into a -- one of the premier golf courses in
25 Orange County, if not the region. So that effort

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2 continue. And I guess I'll say for the record, that
3 our need for the incentives that are applied for
4 continue as well. And we -- we thank the Board for,
5 you know, considering that. Trying to think of any
6 other updates of that you may want to, you know, are
7 relevant. I think that's most of it. I think it's
8 mostly just --

9 CHAIR CRIST: One thing I might ask is
10 just clarify the phasing because at one point --

11 MR. PORATH: Right.

12 CHAIR CRIST: -- you were looking at
13 the --

14 MR. PORATH: Yes.

15 CHAIR CRIST: -- project as one
16 application.

17 MR. PORATH: We -- and that was really
18 stemmed from a discussion with -- between counsels
19 with Ashley and my counsel Lino Sciarretta (phonetic
20 spelling). They discussed it and we realized that
21 the idea of having this multi-phase process where
22 there would be the golf course renovation, the
23 clubhouse, then building a new pro shop and then
24 further down the road considering the building of a
25 hotel spa conference center, was just too -- the

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2 timing of it, the costs were a little too uncertain,
3 too many moving parts to that, and it really didn't
4 match up well for our requests. So we narrowed it
5 down and said the single thing we're looking for now
6 is just sales tax exemption on the, you know,
7 furniture fixtures, equipment capital investment on
8 the clubhouse and pro-shop renovation and the golf
9 course, which doesn't, you know, the work being done
10 here doesn't require any planning board reviews or
11 anything like that. There's no new structures going
12 up, anything like that.

13 The other phases of the project, you
14 know, we're thinking about them, but they're on hold
15 for the time being. We're -- we're focusing on this
16 first phase. Thank you for asking.

17 CHAIR CRIST: Thank you, Steve.

18 MR. PORATH: Okay. Good.

19 CHAIR CRIST: You can sit down I guess
20 for a moment and we might ask you to respond to some
21 things, but sure.

22 Felicia, would you like to --

23 MS. KALAN: Yeah, I can take it from
24 there. So, I might have Ashley for this as well, but
25 we've been back and forth. We did receive an updated

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2 application, which all of you have which is some
3 additional updates from the last application you
4 reviewed. So Ashley had also sent through some
5 comments.

6 And Ashley, I don't know if you want
7 to -- to kind of go through those first, and then I
8 can chat briefly on the cost-benefit analysis.

9 MS. TORRE: Sure. There were just --
10 so they did revise the application, there were still
11 a few things that just needed to be corrected and --
12 and clarified some just discrepancies in some of the
13 numbers, and making sure the -- the correct owners of
14 the property are identified, that kind of thing. So
15 to make sure that this board understands all the
16 relevant information of the application before it.
17 So I think they're pretty straightforward. I'm sure
18 that the applicant's counsel will be able to -- to
19 get that information to you in a timely fashion.

20 MS. KALAN: I did get an updated
21 environmental assessment form from -- from his
22 office, so I don't know if that changes anything. I
23 know in speaking with the applicant, they were hoping
24 to, you know, kind of move forward, but I guess
25 that's, you know, for the Board to decide and perhaps

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2 we need to continue the public hearing. I don't
3 know, Steve, if you have any, you know, additional
4 comments for that, but --.

5 MR. PORATH: Sure. I guess I better
6 come back up. And again, thank you and -- and I know
7 Ashley, I know our two counsels and I think a little
8 bit of it unfortunately was, you know, vacations and
9 such matching up and I'm sorry, I apologize for that.
10 With that said, I do -- I -- I'm aware of it. I had
11 a lengthy conversation with Felicia about some of the
12 -- I don't want to minimize it. Some of the tweaking
13 and some of the clarification on a couple of the
14 elements, particularly the ownership. Just to be
15 clear, the sole owner of -- of this facility is Raj
16 Amar and his wife Mauju. I mean, they may have
17 entities for whatever, you know, structural reason,
18 business reasons that are subsidiaries of that, but
19 they are one hundred percent of the owners. There
20 are no other investors, there's no other entity out
21 there that has any financial interest in this
22 facility.

23 So I think to -- to counsel's point,
24 those are just clarifying, if there were some
25 questions as far as that. I would ask the Board an -

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2 - and with full respect to their process, if -- if
3 the Board is inclined and is able to do this, if they
4 would -- if they were -- were to consider a -- an
5 approving resolution subject to some of these
6 clarifications being put in place and -- and
7 clarified to their satisfaction, I know we would
8 appreciate it only because from a timing standpoint
9 every day that goes by, I know we are -- we are
10 spending money, we're -- we're, you know, things that
11 were, you know, the incentives would be applied and
12 it -- it's kind of, we're hitting a little log jam.
13 That's on -- that's on us, not on you, but if the
14 Board would consider that as part of their -- their
15 process, we'd appreciate it. If you're able to do
16 that. Okay. Thank you.

17 CHAIR CRIST: Okay. Did you have
18 anything else?

19 MS. KALAN: I was just going to say, I
20 did have -- include a cost-benefit analysis that all
21 of you have. It was a little difficult to assess
22 because typically it's with a PILOT. This is for
23 sales tax exemption only. So there's no negative
24 impact to the, you know, the town of Montgomery. So
25 sales taxes, county and State. So I think that's a -

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2 - I think that's a good thing in this case. So just
3 a kind of quick overview of the cost-benefit
4 analysis, the Cyrus project was purchased for four
5 point two million in March of this year. Total
6 renovations included capital investment of three
7 million, seven hundred and thirty-one thousand. The
8 applicant is seeking sales tax exemption which totals
9 two hundred and eighty-nine thousand, one hundred and
10 fifty-two dollars in value at its current
11 calculation. So, we believe this is, you know, in
12 reviewing the application and the asset that this
13 will bring to the town in terms of tourism and really
14 keeping a community asset in place at the -- at the
15 golf course, restoring it.

16 We believe it's a great investment for
17 the I.D.A. It aligns with our mission. It's
18 expected to bring nineteen additional jobs in the
19 first three years. So I think that's a huge asset.
20 When we look at is this a beneficial project jobs are
21 what we assess. So you can also see the local
22 benefits it'll bring. So this includes, you know, if
23 we have nineteen additional jobs, their income tax,
24 the sales tax benefit, obviously, isn't included
25 here, but some of the tax revenue, if the valuation

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2 goes up based on the additions that that will be
3 made. So you know, just kind of going through the
4 assessment and the template provided by the M.R.B.
5 group, I would determine as executive director that
6 this is certainly a -- a project that would be
7 beneficial for the I.D.A. to take on.

8 CHAIR CRIST: Thank you, Felicia. I
9 would mention, and I know Felicia has reported it in
10 her monthly reports, but she and I visited the golf
11 course, late spring, maybe.

12 MS. KALAN: Yes, that looks different.

13 CHAIR CRIST: Yeah. But it clearly
14 was run down, the upkeep hadn't been taking place,
15 and I know that golf course quite well from playing
16 there regularly growing up. It was sad to see. So
17 it's would be good if there was an avenue to bring it
18 back to appropriate level of upkeep, and hopefully
19 recreational opportunities for the community. Even
20 if it's private, I presume people will be -- have
21 some chance to join up to maybe a limit. So, if the
22 Board is okay, I would open it up to public comments
23 and then back to the Board for your thoughts.

24 At this point in the public hearing
25 process, would anyone from the public care to comment

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2 on this project? Don Berger.

3 MR. BERGER: Okay. Again, hello
4 everyone. Don Berger. On the application on page
5 four, maybe you guys can go to and follow and I'm
6 going to be talking about -- and this is only -- I'm
7 not -- I love sports, I love golf courses, I love it
8 all. So this is not a big deal for me. And it's
9 really -- what they're asking for is not a -- a big
10 deal, but I just want clarification on some of the
11 language. So it says here, the acquisition and
12 renovation of an expansion of an historic golf
13 facility. Is that a State sanction historic site, or
14 is it, they're just calling it historic?

15 CHAIR CRIST: It's been around for a
16 good while. I couldn't answer the question at some
17 point --

18 MR. BERGER: Because the word historic
19 when you put it in --

20 CHAIR CRIST: It's not -- it's not a
21 capital. It's a small H, which is historic, just an
22 adjective.

23 MR. BERGER: They're just using the
24 word historic.

25 CHAIR CRIST: I think that's a good

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2 answer.

3 (Unintelligible cross-talk)

4 MS. TORRE: Yeah, I don't think
5 there's no historical designation or anything like
6 that.

7 MR. BERGER: Okay. Because, you know,
8 I'm just -- just saying that when you put that word
9 in there in Montgomery, that there has different
10 meanings to a lot of people in our community, and
11 it's just a, you know, twerking of the word. Tourism.
12 It comes under the schedule with tourism a ten-year
13 PILOT schedule, correct?

14 MS. KALAN: So there would be -- for
15 this phase, there's no PILOT, there's no property tax
16 exemption.

17 MR. BERGER: There's no -- right.

18 MS. KALAN: So sales tax only, which
19 means there's no PILOT.

20 MR. BERGER: Okay. So my curiosity
21 with the word tourism, how does tourism apply when
22 it's private?

23 MR. JONES: In this -- yeah, no, in
24 this particular case, I asked the same question at
25 the last meeting, and in this particular case,

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2 they're talking about portions of the golf course
3 being open for public use, such as a wedding venues.
4 So people can go and book them and hold events and so
5 forth, but there were the other portions of it, which
6 were not, which were private, such as the golf course
7 --

8 MR. BERGER: Which -- which is ninety-
9 five percent of the facility?

10 MR. JONES: Well, I -- I don't think
11 it'll be ninety-five percent of the revenue to be
12 quite frank though.

13 MR. BERGER: Okay.

14 MR. JONES: But I have my own
15 questions to follow up on that.

16 MR. BERGER: Yeah. So, you know, for
17 me, and hopefully tomorrow, I think Felicia's having
18 a little meeting tomorrow down in Montgomery,
19 correct?

20 MS. KALAN: At the --

21 MR. BERGER: And I could expand on
22 this a little bit more because I'm really -- I really
23 actually support what I'm actually talking about
24 here. I think we need some tourism and this board,
25 many members may or may not know, there's a lot of

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2 rumors flying around about this particular project
3 and the future of this project. About a hotel and
4 other little small different things that might go up
5 there, I fully support that. Because I think we in
6 desperate need of it here in our township.

7 So I was just curious about that and
8 Felicia, you mentioned nineteen jobs, and I did see
9 that I pulled this application off this morning. I'm
10 assuming that's the updated when you referred to it -
11 -

12 MS. KALAN: So we're waiting on the --
13 so the updated from Friday is -- as long as it said
14 the date of Friday. That's -- that's the most
15 updated.

16 MR. BERGER: Okay.

17 MS. KALAN: I'm not sure which one you
18 have.

19 MR. BERGER: I -- well, I pulled it up
20 this morning, so whatever was up there, it said
21 updated. But you mentioned today you had a new
22 updated.

23 MS. KALAN: So an E.A.F. only. So not
24 the --.

25 MR. BERGER: Okay. All right. So you

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2 said nineteen jobs. Are they seasonal? How many are
3 seasonal?

4 MS. KALAN: That's actually a good
5 question for that --

6 MR. BERGER: Thank you.

7 MS. KALAN: -- but we -- we have -- we
8 have -- they -- they included this an
9 (unintelligible) breakdown.

10 MR. BERGER: Well, I've seen in this
11 application they had one job. I guess that's the --
12 the main guy.

13 MS. KALAN: Yes.

14 MR. BERGER: And then nineteen jobs,
15 it's all it talked about. It didn't say seasonal,
16 didn't say anything about that. Golf courses, as we
17 know here in the northeast are seasonal. And I'm
18 sure that the wedding venues that you're referring to
19 are really part-time.

20 MR. JONES: All I can answer is, and
21 if we go back to previous minutes, if it was
22 captured, they indicated that they were going to be
23 full-time jobs. I think there was --

24 MR. BERGER: Nineteen jobs year-round?

25 MR. JONES: That's what the owner

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2 represented.

3 MR. PORATH: Yeah. There -- there may
4 be a few jobs that, like some of the land -- like
5 some of the people that are working on the golf
6 course solely. It may be some of them are like when
7 the golf course is closed, they may not be, but the
8 clubhouse, the professional people working, that's
9 year-round. The clubhouse is going to be open year-
10 round, a restaurant, all that. Those are full-time
11 jobs.

12 MR. BERGER: I think --

13 MR. PORATH: Again, the facility at
14 that you will be opening year-round as well.

15 MR. BERGER: Perhaps we can have a
16 clearer breakdown of that golf course versus what the
17 gentleman just talked about, you know. But again,
18 I'm not against this project. I think it's -- it's
19 great. I think we need things like this in our
20 community and whatever the rumors might be, I think
21 certainly that would go bode well here. So, thank
22 you.

23 CHAIR CRIST: Thank you, Don. Steve,
24 would you like to add anything else?

25 MR. PORATH: I think maybe I can

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2 actually in a good way, respond to some of your
3 questions.

4 CHAIR CRIST: Yes.

5 MR. PORATH: The -- let's see, the
6 historic -- let me confirm. No, it's a -- that's a -
7 - I think that was put in there without any intent of
8 misleading anybody. It's not historic. I think it
9 was founded in 1927. So that old, I think somebody,
10 the spirit of it was historic, it's been here, but
11 no, it's not an historic designated site. We don't
12 want -- we're not representing that at all.

13 The issue of tourism, it actually is a
14 good point. I would say -- and I'll put the -- I'm
15 probably guilty of being in this economic development
16 industry too much. And that was a word that probably
17 most people look at tourism -- most people look at
18 tourism as, well, people are coming out of New York
19 City for the day, they're spending dollars for the
20 day, truly tourists. The golf course isn't that
21 regard. The State defines tourism in the sense of
22 dollars outside the immediate community coming in.

23 So it's a little bit of a -- more
24 technical way of looking at it, that there are going
25 to be people utilizing the golf course either as

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2 members or people using the facility for banquets and
3 events. So they're coming outside the area. They're
4 not just town of Montgomery residents. So
5 technically, those dollars coming in, the State looks
6 at those as tourism dollars. Problem is it's
7 misleading. And I agree -- I agree with the idea of
8 this gentleman that implies that it's a daily tourism
9 like the Statue of Liberty. It's not -- it's -- it's
10 a different way of how the dollars are recognized.
11 I'll -- I'll also add, if you ever have an event
12 where you want us to come and speak before a group,
13 we're welcome to do that as well.

14 CHAIR CRIST: Sure.

15 MR. PORATH: Okay. All right. I
16 don't know if there's anything else. Okay, sir.

17 CHAIR CRIST: Board members, comments,
18 questions? Tom, did you want to say --

19 MR. JONES: Yeah, I just had a couple,
20 but I would also know too that, you know Mr. Berger,
21 when we talked about rumors, I don't -- I would say,
22 I don't know what rumors you heard, but when they
23 initially came to present, they talked about a vision
24 and they talked about the future stages publicly,
25 what they were hoping to achieve. So I don't think

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2 there were rumors. I think there were aspirations
3 and then the timing just was reiterated, let's put it
4 that way. From my perspective, I was curious, you
5 know, I -- I don't think it's curious, this is just
6 my perspective on this. I -- I think it's fair to
7 say for this part of the project, at this stage, the
8 game is no longer an incentive because the project's
9 happening. And so I think the decisions should be
10 undertaken that way. And because we're not
11 incentivizing this business to come and start, it's
12 happened.

13 But I'm curious though, if under the
14 incentives we could offer, is it possible to limit
15 them towards the public parts of the project? So if
16 we know that, you know, we could apply the sales tax
17 towards the event space, the areas where the public
18 actually has access to it, so now we're not
19 incentivizing just the private use, the part that you
20 have to be privileged to access.

21 MS. KALAN: Okay. Sorry, I was just
22 going to chime in really quickly. So just -- just
23 kind of openly to all the Board members. We were
24 actually a part of the very beginning stages of the
25 attraction of speaking to the developer before he

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2 even chose the site. So it's not on record, but just
3 so that there was a process to this. So I think just
4 to keep that into consideration too that this has
5 been a long road and the -- the steps to get here
6 logistically take a long time, but we were a part of
7 the attraction of -- of the developer here at the
8 very beginning stages. And Steve can probably attest
9 to that too.

10 MR. PORATH: Yeah. And -- yeah, the -
11 - this was you know the whole --.

12 MS. KALAN: Sorry, do you mind --

13 MR. PORATH: Oh, I'm sorry.

14 MS. KALAN: (Unintelligible).

15 MR. PORATH: Okay. Just so make -- I
16 want to make sure I answer your -- the question. So
17 if you could ask me like, what -- how -- what would
18 you like me to comment on exactly as far as the --.

19 MS. KALAN: Oh, so just the beginning
20 stages of kind of choosing the site.

21 MR. PORATH: Oh, okay.

22 MS. KALAN: Speaking to the I.D.A.,
23 and then --

24 MR. PORATH: Yeah.

25 MS. KALAN: -- you know, obviously I

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2 think Tom -- sorry I chimed in there, but -- and then
3 Tom's --

4 MR. PORATH: Okay. Yeah. That's why
5 I -- I was a -- I'm going to kind of segue into one
6 answer and then go into another .

7 MS. KALAN: Yeah.

8 MR. PORATH: Yeah. I know ideally --
9 like that the -- I don't think there was any debate
10 that that facility was probably not going to be
11 around. And, you know, it was -- and again, I'll say
12 this squarely opinion is that if it had shut down, it
13 was down to forty-eight members, many of whom
14 actually probably weren't going to rejoin even at
15 that point. And you know, so I know there was a lot
16 of concern in the community as far as what was the
17 future of that facility. So, that's where we were
18 brought in and -- and to have this, you know, have it
19 not shut down. This year we came in, the acquisition
20 was made with the intent of bringing it up and -- and
21 keeping it open and expanding it. So we've been
22 working with the I.D.A., since then with that whole
23 idea of this vision. And I do know that the -- the
24 town, the county chamber, you know, Orange County
25 Chamber of Commerce, the Orange County Partnership,

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2 were all party to encouraging us to come into that.

3 With that said, to address the one
4 issue -- again, ultimately, we'll, you know, we'll --
5 whatever the Board decides is what, you know, as far
6 as incentives, you know, we would say though that,
7 you know, the -- the public portion of it where the
8 public would be using the banquet room and the
9 clubhouse you know, that would be available to the
10 public for weddings, reunions, whatever. There's a
11 piece of it, but maintaining the club -- the golf
12 course as a -- as a viable financial entity would
13 require expenditures on -- on a broader scale that we
14 would ask that the Board consider, you know,
15 including in a sales tax exemption.

16 There's a lot of investment. That
17 golf course needed desperate amount of work. It --
18 it really wasn't even a -- it wasn't going to be a
19 usable golf course. The equipment, some of which was
20 forty, fifty years old, like one mower, you can't
21 maintain a golf course with one mower. So, there is
22 a lot of investment going on in that area as well.
23 That ultimately will build that up, the goal is to
24 have it be, you know, back up to what it's back in
25 its heyday of, you know, close to three hundred

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2 members. So it is a significant impact financially.

3 CHAIR CRIST: Thank you, Steven.

4 MR. PORATH: Okay.

5 CHAIR CRIST: You comfortable with
6 that, at this point Tom?

7 MR. JONES: I heard -- I heard.

8 CHAIR CRIST: Yeah. I know there's
9 more to digest. Bob.

10 MR. SANTOS: Yeah.

11 CHAIR CRIST: John. I -- I might just
12 ask, and this might be an Ashley question. On their
13 application, it looks like they're suggesting sales
14 and compensating use tax for the total investment.
15 And I didn't know if that would apply, because some
16 things don't have sales tax, is that correct? Like
17 the land, I don't think there's sales tax?

18 MS. TORRE: Yes. Not on the actual
19 land. And I don't believe they included the -- the
20 purchase of the land or anything like that, I think -
21 -

22 UNIDENTIFIED SPEAKER: Okay. Then I
23 misunderstood --

24 MS. TORRE: -- if you just --

25 UNIDENTIFIED SPEAKER: Later on --

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2 MS. TORRE: -- to get qualifying --
3 qualifying purchases.

4 UNIDENTIFIED SPEAKER: Okay. And
5 that's something we can certainly look at.

6 MR. JONES: I would just note it
7 there. It's in the application to the nineteen full-
8 time.

9 CHAIR CRIST: Yes. Oh, the nineteen
10 full-time jobs are noted as full-time?

11 MR. JONES: Yes

12 CHAIR CRIST: So that's something, if
13 -- if they're committed to that, we have a procedure
14 to follow up and even recapture benefits if need be.

15 MR. PORATH: I would add also those
16 are local jobs. Those are going to be local people.

17 CHAIR CRIST: Good point. Yeah.
18 Thank you, Tom. Actually, any comments for us at
19 this point? I don't really foresee us being able to
20 do the approving resolution subject to some
21 corrections. I think there's a few more things the
22 Board wants to look at is, can they all be
23 incorporated in an approving resolution or that would
24 really work?

25 MS. TORRE: I think you should wait

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2 until you have the -- the complete information before
3 you.

4 CHAIR CRIST: Uh-huh.

5 MS. TORRE: It's some -- one of those
6 things, the approval resolution, you know, we'll go
7 through for jobs, for example, I think there was talk
8 about nineteen and then perhaps an additional ten.
9 So whether, you know, it's really twenty-nine, that's
10 something that needs to really be flushed out.

11 CHAIR CRIST: Any other comments for
12 us? I would think the logical thing is to recess the
13 public hearing till our next meeting on September
14 12th, 2023. And I would think we put that for one
15 o'clock or soon thereafter, as the matter can be
16 brought. Well, we -- that sounds good.

17 MS. TORRE: And if you do that by a
18 motion to adjourn the public hearing to September
19 12th, 2023 at one p.m. or soon thereafter as it could
20 be held, then you won't need to re-notice.

21 CHAIR CRIST: Uh-huh. I think we need
22 to, Steve. Okay. So, do we need a roll call vote
23 for that?

24 MS. TORRE: Sure. You could do it.

25 CHAIR CRIST: Okay. How do you vote?

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2 MR. PORATH: You'll need a motion.

3 CHAIR CRIST: Oh, a motion first.

4 Yes.

5 MS. TORRE: Motion first and then
6 second, yes.

7 CHAIR CRIST: Ashely laid it out for
8 us. Should I make that motion, Bob?

9 MR. SANTOS: Is it motion to close the
10 public hearing?

11 CHAIR CRIST: Adjourn it until
12 September.

13 MR. SANTOS: I make that motion.

14 MR. DICKSON: I second that motion.

15 CHAIR CRIST: Second by John. Now
16 we'll do a vote. John, how do you vote?

17 MR. DICKSON: Aye.

18 CHAIR CRIST: John's in favor. I'm in
19 favor. Tom's in favor, yes. Then Bob's in favor.
20 So motion carried, will catch you next month, and
21 we'll be in touch in the meantime.

22 MR. PORATH: Okay.

23 CHAIR CRIST: Thank you, Steve.

24 MR. PORATH: Okay. Thank you,
25 everyone.

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8/8/2023 - Town of Montgomery

MS. TORRE: See you.

CHAIR CRIST: You're welcome. We have

-

(The proceeding concluded at 1:29

p.m.)

1 8/8/2023 - Town of Montgomery

2 STATE OF NEW YORK

3

4 I, HANNAH BELAIR, do hereby certify that the foregoing was
5 reported by me, in the cause, at the time and place, as
6 stated in the caption hereto, at Page 1 hereof; that the
7 foregoing typewritten transcription consisting of pages 1
8 through 26, is a true record of all proceedings had at the
9 hearing.

10

IN WITNESS WHEREOF, I have hereunto
11 subscribed my name, this the 29th day of August, 2023.

12

13

HANNAH BELAIR, Reporter

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