

STATE OF NEW YORK
COUNTY OF DUTCHESS

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DUTCHESS COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
regarding
EASTDALE VILLAGE PHASE II

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Date: April 9, 2019
9:33 A.M - 9:38 A.M.
Poughkeepsie, New York

Laura Evans, Reporter

BEFORE: DONALD CAPPILLINO, HEARING OFFICER

MINUTES
OF
PUBLIC HEARING

MARY T. BABIARZ COURT REPORTING SERVICE, INC.
(845) 471-2511

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APPEARANCES:

- EUGENE M. SNEERINGER, JR., ESQ.
Attorney for Eastdale
50 Chapel Street
Albany, New York 12207

- JOSEPH T. KIRCHHOFF
Eastdale Village

- JOHN C. HETTINGER
Kirchhoff

- SARAH LEE
Think Dutchess Alliance for Business

- MARILYN YERKS
Think Dutchess Alliance for Business

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2
3 (HEARING OFFICER'S EXHIBITS 1 THROUGH 4
4 RECEIVED INTO EVIDENCE PRIOR TO START OF
5 HEARING)

6
7 BY MR. CAPPILLINO: Good
8 morning, everyone. I'm Donald
9 Cappillino. I'm the Hearing Officer in
10 this matter.

11 Before the hearing began, I had
12 our esteemed court reporter mark in
13 evidence Hearing Officer's Exhibit 1,
14 the notice of public hearing,
15 indicating that this public hearing
16 would be held on April 9th at 9:30 a.m.
17 at the Dutchess County Industrial
18 Development Agency's large conference
19 room, where we're now located. It's
20 now 9:35. We've been here since before
21 9:30.

22 I had marked as Hearing
23 Officer's Exhibit 2 the March, 2019
24 letter from Timothy Dean, Vice Chairman
25 of the Dutchess County Industrial

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2 Development Agency, appointing me as
3 the Hearing Officer in this matter.

4 I have marked as Hearing
5 Officer's Exhibit 3 the affidavit of
6 publication from the Poughkeepsie
7 Journal, indicating that a copy of the
8 notice of public hearing was run in the
9 Poughkeepsie Journal on March 25, 2019.

10 I had marked as Hearing
11 Officer's Exhibit 4 the affidavit of
12 Jenna Jones, indicating that a notice
13 of this public hearing was served by
14 mail on March 22, 2019 upon the
15 Honorable Jon J. Baisley, the
16 Supervisor of the Town of Poughkeepsie;
17 upon Dr. Brendan Lyons, the
18 Superintendent of Schools at Arlington
19 Central School District; and the
20 Honorable Marcus J. Molinaro, the
21 Dutchess County Executive.

22 With that, I'll open the public
23 hearing.

24 BY MR. SNEERINGER: John, do you
25 want to briefly describe the project?

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2 BY MR. HETTINGER: Absolutely.

3 So our understanding is that we're here
4 today to discuss Premier Eastdale, LLC.5 Premier Eastdale is a 27,000 square
6 foot class A medical office building
7 that will be 100 percent occupied by8 the neurology division of Premier
9 Medical Group. The building is located10 prominently within the Town Center at
11 the terminus location of our Main12 Street on the northwest side of Route
13 44. It's really sort of the commercial14 centerpiece of the first phase of the
15 project. And it's also the foremost16 job creator to date within the Town
17 Center, looking to employ north of 60

18 full-time employees once complete.

19 It's really a catalytic commercial
20 development within the Town Center.21 It's brought about interest from other
22 potential users. The project sees over

23 400 patients a day. It's really a

24 phenomenal brand within the Hudson

25 Valley. And the space they have

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2 currently really doesn't accommodate
3 the patient experience they're trying
4 to deliver; it doesn't accommodate
5 their need for growth; it doesn't
6 accommodate their need for recruiting;
7 and it really doesn't allow them to
8 compete optimally within the very
9 difficult space within which they
10 operate.

11 So this is a project that we
12 think will be highly demand generative
13 within the Town Center. We think it's
14 something that creates sustainable
15 long-term growth by virtue of the fact
16 that Premier will be more along the
17 lines of an owner/operator model, which
18 we are very much trying to encourage
19 within the Town Center. And we're
20 delighted to have them.

21 BY MR. CAPPILLINO: And how many
22 jobs did you say?

23 BY MR. HETTINGER: North of 60,
24 65.

25 BY MR. CAPPILLINO: 65 is what

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2 you had indicated in the application.

3 BY MR. HETTINGER: Correct.

4 BY MR. CAPPILLINO: You stand by
5 that number; that's your estimate?

6 BY MR. HETTINGER: Yes.

7 BY MR. CAPPILLINO: Great. Any
8 other questions? If no one else has
9 anything to say, I will close the
10 public hearing. Thank you very much.

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C E R T I F I C A T E

STATE OF NEW YORK)
)SS:
COUNTY OF ORANGE)

I, LAURA EVANS, a Court Reporter and
Notary Public within and for the State of New
York, do hereby certify that the foregoing is
a true and correct transcript of the minutes
recorded by me and reduced to typewriting
under my supervision to the best of my
knowledge and ability.

X 

Laura Evans

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