

PUBLIC HEARING: TOWN OF POUGHKEEPSIE

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In the Matter of the Application of:
SHOP-RITE SUPERMARKETS, INC., FOR FINANCIAL
ASSISTANCE FROM THE DUTCHESS COUNTY
LOCAL DEVELOPMENT AGENCY.

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DATED: January 06, 2020
Poughkeepsie, New York
11:00 a.m. - 11:07 a.m.

Donna M. Wells, Reporter

VIDEOTAPED MINUTES
OF
PUBLIC HEARING

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APPEARANCES:

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DONALD CAPPILLINO, ESQ.

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HEARING OFFICER

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CAPPILLINO, ROTHSCHILD & EGAN, LLP

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7 Broad Street

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Pawling, New York 12564

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EMAIL: dc@cappillino.com

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ALSO PRESENT:

19

Roger Connor,

20

Connor & Associates Media Services

EMAIL: roger@connorvideo.com

21

Craig J. Grybowski, Real Estate Manager

22

Shop-Rite Supermarkets, Inc.

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Debra J. Lambek, ESQ.

Attorney for Shop-Rite Supermarkets, Inc.

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Marilyn Yerks, CFO, Think Dutchess

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Rachel Welch, Communications Coordinator,

Think Dutchess

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HEARING OFFICER'S EXHIBITS

1	Notice of public hearing For Identification/In Evidence	4:5
2	Designation letter dated 12/16/19 For Identification/In Evidence	4:10
3	Affidavit of publication For Identification/In Evidence	4:15
4	Affidavit of Jenna L. Jones For Identification/In Evidence	4:20

1 Shop-Rite Supermarkets, Inc.

2 (Whereupon the following exhibits were
3 marked before the start of the hearing)

4
5 (NOTICE OF PUBLIC HEARING RECEIVED AND MARKED

6 AS HEARING OFFICER'S EXHIBIT 1

7 FOR IDENTIFICATION

8 IN EVIDENCE)

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10 (DESIGNATION LETTER DATED 12/16/19

11 RECEIVED AND MARKED

12 AS HEARING OFFICER'S EXHIBIT 2

13 FOR IDENTIFICATION

14 IN EVIDENCE)

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16 (AFFIDAVIT OF PUBLICATION RECEIVED AND MARKED

17 AS HEARING OFFICER'S EXHIBIT 3

18 FOR IDENTIFICATION

19 IN EVIDENCE)

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21 (AFFIDAVIT OF JENNA L. JONES RECEIVED AND MARKED

22 AS HEARING OFFICER'S EXHIBIT 4

23 FOR IDENTIFICATION

24 IN EVIDENCE)

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1 Shop-Rite Supermarkets, Inc.

2 THE HEARING OFFICER: Good morning,
3 everyone. I now open the public hearing
4 in the matter of the application of
5 Shop-Rite Supermarkets, Inc., for
6 financial assistance from the Dutchess
7 County Industrial Development Agency.

8 Before this hearing began I had
9 marked, in Evidence, as Hearing Officer's
10 Exhibit Number 1, the notice of public
11 hearing in this matter indicating that it
12 would be held today, January 6, 2020, at
13 11 o'clock, at the offices of the Dutchess
14 County Industrial Development Agency, 3
15 Neptune Road, large conference room,
16 Poughkeepsie, New York, and that's where
17 we are on this date and time as stated. I
18 had marked, in Evidence, as Hearing
19 Officer's Exhibit Number 2, the December
20 16, 2019 letter from Timothy Dean,
21 Chairman of the Dutchess County IDA,
22 indicating that he designated me as the
23 Hearing Officer in this matter. I had
24 marked as Hearing Officer's Exhibit Number
25 3, in Evidence, the affidavit of

1 Shop-Rite Supermarkets, Inc.

2 publication from the Poughkeepsie Journal
3 indicating that on December 20, 2019 a
4 true copy of the notice of public hearing
5 was published in the Poughkeepsie Journal,
6 and I had marked as Hearing Officer's
7 Exhibit Number 4, in Evidence, the
8 affidavit of Jenna L. Jones indicating
9 that on December 18, 2019 she served a
10 true copy of a notice of publication on
11 the Honorable John J. Baisley, Supervisor
12 of the Town of Poughkeepsie, Dr. Greer F.
13 Rychcik, Superintendent of Schools of the
14 Hyde Park Central School District, and the
15 Honorable Marcus J. Molinaro, County
16 Executive of Dutchess County.

17 I will now open the public hearing
18 and ask the Applicant to give a brief
19 statement as to what this project is
20 about.

21 BY MS. LAMBEK: Sure. Shop-Rite is
22 ground leasing about a one and half acre
23 parcel of --

24 THE HEARING OFFICER: I'm sorry.
25 Debra, would you state your name for the

1 Shop-Rite Supermarkets, Inc.

2 record.

3 BY MS. LAMBEK: I'm sorry. Debra
4 Lambek, Law Firm of Debra Lambek, PLLC,
5 representing the Applicant, Shop-Rite.

6 Shop-Rite is ground leasing a one
7 and a half acre parcel of land on North
8 Road in the Town of Poughkeepsie. They're
9 going to be constructing a 65,000 square
10 foot supermarket. The total cost for the
11 project is about \$13,000,000. That's
12 going to be totally a private investment.
13 There will be initial mortgage financing
14 to start. Shop-Rite has made application
15 to the IDA for financial assistance by way
16 of a sales tax exemption for the
17 construction and equipping of the
18 supermarket. The total job creation is
19 anticipated after the second year to be
20 130 full-time equivalent jobs. They
21 anticipate creating approximately 145
22 construction jobs, and, as I mentioned
23 before, they're only looking for a sales
24 tax abatement.

25 THE HEARING OFFICER: And the sales

1 Shop-Rite Supermarkets, Inc.
2 tax is on the construction of the
3 building?

4 BY MS. LAMBEK: Construction of the
5 building and furniture, fixtures,
6 equipment and machinery.

7 THE HEARING OFFICER: Okay. You
8 indicated in your application that there
9 were -- you expect 6 full-time management
10 administrative positions, 42 full-time
11 jobs and 164 part-time jobs being 82
12 full-time equivalent jobs on the premises.
13 All of that is still accurate?

14 BY MR. GRYBOWSKI: Yes. Nothing has
15 changed.

16 THE HEARING OFFICER: And
17 construction jobs, you indicated about 145
18 construction jobs?

19 BY MR. GRYBOWSKI: We have no reason
20 to think that that would change.

21 THE HEARING OFFICER: And you're
22 aware of the Dutchess County Local Labor
23 Policy regarding using local labor for
24 this, right?

25 BY MS. LAMBEK: Yes.

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Shop-Rite Supermarkets, Inc.

THE HEARING OFFICER: Okay. Great.
There's no one from the public here so
unless you have something else to add I
will close the public hearing.

BY MS. LAMBEK: Nothing further.

BY MR. GRYBOWSKI: Nothing further.

THE HEARING OFFICER: Okay. Thank
you. I will now close the public hearing.
Thank you very much.

BY MS. LAMBEK: Thank you.

BY MR. GRYBOWSKI: Thank you.

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STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, DONNA M. WELLS, a stenotype 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 
DONNA M. WELLS

Dated: January 07, 2020