

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Counties of Warren and Washington Industrial Development Agency (the “Agency”) on the 4th day of December, 2020, at 10:00 am local time, via ZOOM at the meeting information below, in accordance with Governor Cuomo’s Executive Order 202.1, as extended, in connection with the following matter:

<https://us02web.zoom.us/j/83861173908?pwd=OG9KWfdmaUVsQ2N2MXZaekRXVDRMdz09>

Meeting ID: 838 6117 3908

Passcode: 169173

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 838 6117 3908

Passcode: 169173

Find your local number: <https://us02web.zoom.us/j/83861173908?pwd=OG9KWfdmaUVsQ2N2MXZaekRXVDRMdz09>

395 Big Bay Road LLC, a limited liability company established pursuant to the laws of the State of New York, having an address of 395 Big Bay Road, Queensbury, New York 12804 (the “Company”) has requested that the Agency provide financial assistance in the form of a payment in lieu of taxes, a mortgage recording tax exemption and sales tax abatements regarding a project (the “Project”) to consist of: (i) the acquisition by the Agency of a leasehold interest in certain real property located at 395 Big Bay Road in the Town of Queensbury, County of Warren, New York 3 (the “Land”); (ii) the planning, design, construction, operation and maintenance by the Company of an approximately 11,100+/- square foot additional facility, including a 50’ x 30’ covered pad and a 60’ x 30’ open pad, which will be used by the Company for the manufacture of wine and tasting room space (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”), all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, Chapter 862 of the Laws of 1971 of the State of New York (collectively, the “Act”), as amended.

The Agency may be providing financial assistance with respect to the Project in the form of sales tax exemptions related to the construction and equipping of the Project Facility, a mortgage recording tax exemption on eligible mortgages and a payment in lieu of taxes, which are consistent with the policies of the Agency. Should other financial assistance be requested, it shall be consistent with the policies of the Agency.

A representative of the Agency will be in attendance at the above-stated time and place to hear and accept written comments from all persons with views in favor of or opposed to the granting of financial assistance contemplated by the Agency or the location or nature of the Facility. The application of the Company is available for public inspection during normal business hours at the offices of the Agency, located at 5 Warren Street, Glens Falls, New York 12801.

Minutes of the hearing will be made available to all necessary parties.

Counties of Warren and Washington
Industrial Development Agency
David O'Brien, Chairman
Published: November 19, 2020