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P R O C E E D I N G S

PUBLIC HEARING

SARATOGA COUNTY
Industrial Development Agency

A Public Hearing

in the matter of

Maple Commons, LLC

Article 18-A

General Municipal Law

July 8, 2025
8:30 a.m.

Wilton Town Hall
22 Traver Road
Wilton, New York

PRESENT:**FOR THE SARATOGA COUNTY IDA:**

Rodney Sutton - Chairman
 Philip Klein - Member
 Thomas Lewis - Member
 Yvonne Manso - Member
 Michael Mooney - Member
 Kevin Tollisen - Member

ALSO PRESENT:

Scott Duffy, CEO
 James Carminucci, Esq. - Counsel
 Kimberly Lambert, IDA Administrator
 Nisha Merchant, Saratoga County Planning
 Department
 Gregory Connors, President, Saratoga Economic
 Development Corporation

 John Lant, Supervisor, Town of Wilton
 Ryan Riper, Director of Planning and
 Engineering, Town of Wilton
 Steve Bulger, Administrator, County of Saratoga

PRESENT FOR PAULSEN DEVELOPMENT:

Ryan Paulsen
 Matt Paulsen
 Rich Paulsen
 Lenny Goldstock, Paulsen Development/OrthoNY
 Paul Goldman, Esq., Goldman Attorneys, PLLC

I-N-D-E-X

<u>Number</u>	<u>Description</u>	<u>For Ident.</u>
1	Affidavit of Service and Notice of Public Hearing	3
2	Letter to Taxing Jurisdictions	3
3	USPS Certified Mail receipts	3

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(Exhibits Numbers 1, 2, and 3 were marked for identification, this date.)

CHAIRMAN SUTTON: Good morning. It is 8:30 a.m. on Tuesday, July 8th, 2025, and I will call to order the Public Hearing of the Industrial Development Agency of Saratoga County.

The Public Hearing scheduled for today, July 8th, 2025, is being held by the County of Saratoga Industrial Development Agency at the Town of Wilton Town Hall at 22 Traver Road in Wilton, in accordance with the provisions of Article 18-A of the New York General Municipal Law, with respect to Maple Commons, LLC, the Applicant.

The public has been made aware of the hearing through the legal advertisement in the Daily Gazette and by posting on the Agency's website. The three taxing jurisdictions affected by the project, The Town of Wilton, County of Saratoga, and the Saratoga Springs School District, along with the President of the School Board, were notified of the hearing by certified mail on June the 23rd, 2025.

The notice posted to the Agency website

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advised that comments may also be submitted to the Agency in writing or electronically by mail to KLambert@saratogacountyny.gov.

Minutes of the Public Hearing will be transcribed and later posted on the Agency's website.

We've received an application from Maple Commons, LLC, a State of New York corporation with a mailing address of 5 Palisades Drive, Albany, New York. The address of the project is 631 Maple Avenue, also known as U.S. Route 9 in Wilton, New York.

The company has requested that the Agency undertake a project consisting of the acquisition of an interest in an approximately 15.78 acre parcel of land located at 631 Maple Avenue in the Town of Wilton, New York; construction of the land of an approximately 194,100 square foot mixed-use residential, retail and medical office campus to be leased to third-party tenants; the acquisition and installation in the facility of certain furnishings, machinery, and equipment.

The total cost associated with this acquisition, construction, and installation of

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the Project Facility is presently estimated to be equal to \$52,385,000. If the undertaking of the project and execution is approved by this Agency, then the project may be granted such exemptions with respect to a portion of the mortgage recording tax, estimated to be \$314,000, to state and local sales tax, estimated to be \$1,495,200, and to real property taxes estimated at \$1,438,748, as are applicable to commercial services facilities as described in the Agency's Uniform Tax Exemption Policy adopted on March 11th, 1999, and amended last on October 14, 2014, subject to deviation as determined by the Agency.

I will now ask our IDA Counsel, James Carminucci, if proper legal notices were provided for the Public Hearing in accordance with the regulations.

MR. CARMINUCCI: Yes, Mr. Chairman. As you referenced, the letters were sent out to the taxing jurisdictions by certified mail, return receipt requested, and notice of the Public Hearing was published in the Daily Gazette on June 23rd.

CHAIRMAN SUTTON: Okay. Thank you.

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Agency members present today are Phil Klein, Tom Lewis, Yvonne Manso, Mike Mooney, Kevin Tollisen, and myself, Rod Sutton.

Staff present are Scott Duffy, CEO; Jeff -- no, Jeff is not here with us at this point -- IDA Counsel, James Carminucci; Kimberly Lambert, Administrator; Nisha Merchant, Saratoga County Planning Department.

Regarding the application, the request for the Project was last presented to this Agency on June 10th, 2025. The application and supporting material have been available for review by any interested parties since received by the staff on June the 6th, 2025, at the IDA offices at 50 West High Street in Ballston Spa.

Since the presentation of that application, are there any additional comments or thoughts from staff or the Applicant that need to be provided at this Public Hearing relative to the application that was previously submitted?

(No response.)

CHAIRMAN SUTTON: Greg, any changes?

MR. CONNORS: No changes, Mr. Chairman.

CHAIRMAN SUTTON: Thank you. I'm,

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therefore, going to now open the hearing for any input from the public for response or comments relative to the application.

Are there any comments to be made?

MR. CONNORS: Mr. Chairman, if I may?

CHAIRMAN SUTTON: Please.

MR. CONNORS: Good morning, Mr. Chairman.
Thank you, Ladies and Gentlemen.

For the record, my name is Greg Connors.
I'm the President of the Saratoga Economic
Development Corporation.

The application before the IDA this morning and the subject of this Public Hearing is submitted on behalf of Maple Commons, LLC for, as previously stated by the Chairman, a proposed Project located at 631 Maple Avenue.

This Project proposes to construct a 194,100 square foot mixed-use residential, retail and medical office campus. The Applicant appeared before the IDA subcommittee on April 7th and May 13th. They appeared before the entire IDA at their regularly scheduled public meeting on June 10th, at which time both a completed, signed, notarized application, together with the

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application fee were submitted to staff.

The Project is more accurately allocated as providing approximately 30,000 square feet of medical care space, designed and intended to address the unmet health care needs of Saratoga County residents, and potentially residents in Washington County, Southern Warren County, as well as Eastern Montgomery and Fulton County; the workforce housing component, which will construct 127 residential units accommodating an essential workforce with household income between 80 and 100 percent of the Capital Region area median income.

The campus itself is situated on approximately 15 acres, with a total Project cost, again, as previously stated by the Chairman, of approximately \$52 million.

If approved and over the next three years, the Project is projected to create 105 professional skilled and semi-skilled full-time jobs, and over the next year and a half approximately 200 temporary construction jobs.

Public benefits to the residents of the Town of Wilton are estimated to be valued at

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approximately \$867,000 and include traffic improvement, sidewalk connections, and sanitary sewer expansion.

The application requests IDA incentives and benefits including sales tax, mortgage taxes, and real property tax relief totaling approximately \$3.2 million before the Applicant's expenses.

The Town of Wilton Planning Board on June 18 provided final approval to the amended site plan for this Project, which the IDA members will recall was pending at the time of your June 10th meeting.

The IDA's approval of this Project as proposed will expand access to health care and housing for essential workers. It will address, in part, the critical health care needs identified in the Saratoga County Community Health Assessment Survey supported by a growing Saratoga County population and regional demographic trends.

I appreciate the opportunity to address the Board at this Public Hearing, and I urge the Board's acceptance of the application.

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Thank you, Mr. Chairman.

CHAIRMAN SUTTON: Thank you. Any other
comments from the Public?

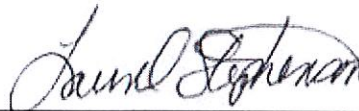
(No response.)

CHAIRMAN SUTTON: Hearing none, I then
will close the Public Hearing.

(Whereupon, at 8:40 a.m. the proceedings
in the above-entitled matter were concluded.)

C E R T I F I C A T I O N

I, LAUREL STEPHENSON, a Court Reporter and
Notary Public in and for the State of New York, do
hereby certify that the foregoing record taken by me at
the time and place as noted in the heading hereof is a
true and accurate transcript of same, to the best of my
ability and belief.



Laurel Stephenson

Date: August 3, 2025

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