RECORD OF PUBLIC HEARING OF
COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

A public hearing of the Columbia County Industrial Development Agency was held by Chair Carmine Pierro at Canaan Town Hall, 1647 County Route 5, Canaan, New York on November 9, 2026 at 5:36 p.m., local time, regarding the consideration of proposed financial assistance by the Agency in connection with the proposed The Perch at Queechy, LLC project.

The following members of the IDA Board and staff were present in person:

Carmine Pierro, Chair
Jonathan Spampinato, CEO/President CEDC
Nadene Zeigler, IDA Counsel
Rachael Warner, CEDC Staff
Lisa Drahushuk, CEDC Staff

Public Attendees

Brenda Adams, Canaan Town Supervisor
Sandy Bevens
Jeanne J. Bowerman
Gary Grill
Jeb Hart
Jennifer Hallock
Logan Hallock
Gregory Hickok
Dawn Hoag
Dan King
Sallie LaValle
Maureen Lindell
Curt Morris
Kathleen O'Brien
Cheryl Slosek
Dave Slosek
Michael Stasi
Frank Wood
Kylie Wyskochil

IDA Chair Carmine Pierro called the Public Hearing to order at 5:36 pm and read the Public Hearing notice to the attendees as follows:

Copy of Notice of Public Hearing

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the Columbia County Industrial Development Agency (the "Agency") on the 9th day of November, 2026 at 5:30 o'clock p.m., local time, at the Canaan Town Hall located at 1647 County Route 5 in the Town of Canaan, Columbia County, New York in connection with the following matters:

The Perch at Queechy, LLC, a New York limited liability company (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in two parcels of land containing in the aggregate approximately 9.17 acres located at 165 Queechy Lake Drive (Tax Map Nos.: 39.-1-29 and 39.-1-28.200) in the Town of Canaan, Columbia County, New York (collectively, the "Land"), together with an approximately 10,800 square foot building located thereon (the "Facility"), (2) the renovation of the Facility and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment") (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute an approximately 20 room motel and restaurant and any other directly or indirectly related activities to be owned and operated by the Company; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Columbia County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

Pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the

SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on October 6, 2026 (the "SEQR Resolution"), the Agency determined that the Project constituted a "Type II action" (as such quoted term is defined under SEQRA), and therefore that no further action with respect to the Project was required under SEQRA.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Jonathan Spampinato, Chief Executive Officer, Columbia County Industrial Development Agency, One Hudson City Centre, Suite 301, Hudson, New York 12534; Telephone: (518) 828-4718.

Dated: October 21, 2026.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

BY: /s/ Jonathan Spampinato
Jonathan Spampinato,
Chief Executive Officer

Transcript of The Perch at Queechy, LLC Public Hearing

Mr. Pierro asked Kylie Wyskochil, who represented the project to give an overview of the project.

Ms. Wyskochil stated she and her family were in the process of purchasing the Queechy Lake Motel which had been vacant for 25 years. She noted an inspection had been done and her office had drawn up plans for the renovation. She stated she was employed by Taconic Engineering, who had been engaged by the principals of the project. She explained they had developed a set of plans which consisted of the renovation of the motel, restaurant and bar. She stated the current 21 units would be converted to 17 units, by creating 2 larger units for families or those who wanted more space and or to stay for a longer term. She noted there was currently no septic system, but a new system would be installed.

Mr. Pierro asked Supervisor Adams if she wished to speak first. She requested that the other town residents attending speak first. Mr. Pierro stated he would accept comments on the project. Mr. Spampinato stated that questions would be taken from the front and work to the back of the room. He asked the speakers to give their name for the record; and their phone number or email address if they had any further questions on the project. He would contact them with answers after the meeting if necessary.

Jeanne Bowerman stated she was the previous owner of the property. She stated she had sold the property 5 years earlier to a group which had not done any work on the property. She stated she understood the potential of this proposed project and supported giving them the tax break. She noted people have been asking for the business to be reopened for 25 years. She felt it would be helpful to the community especially with Darrow School being nearby. She stated parents with students at the school would need places to stay during Parent's Weekend. She noted she did not know the current owners and had met them just tonight. She had not planned on speaking in support of the project, but felt as someone who had struggled to make payroll, giving them a tax break would be helpful to them make the business successful. She stated she was in favor of the project.

Gary Grill asked about the financial implication to the Town, asking how much money would be lost to the town; and over what period of time. Mr. Spampinato stated the application showed the benefits the applicant had applied for noting the IDA had not yet approved any benefits. He stated the purpose was to gather information in order to make a decision on what if any benefits could be considered for approval.

Greg Hickok stated he remembered wistfully having breakfast in the previous restaurant while looking over the lake. He stated he was looking forward to once again having breakfast while looking at the lake and encouraged anything that will bring that experience back to the town.. He noted the application had no schedule of benefits, in another place it listed $72,000 or so of value to the tax exemptions. Mr. Spampinato stated the page would be completed once the Board decided on the benefits to be given. The numbers given in the application were the request from the company. Mr. Hickok stated that explained the numbers. Supervisor Adams asked if that was a total exemption, that the exemption was a total exemption of the Town, County and School taxes? Mr. Spampinato reminded her the NYS taxes were also included. Mr.

Pierro stated the schedule would usually begin at 50% reduction moving up to 100% of taxes over 10 years. He noted there would be no money lost by the town. He stated once complete the project is reassessed and would bring in considerable more money than it had prior to the PILOT. He stated PILOTS are to help projects in their first few years.

Kurt Morris stated he lives across the street from the project. He stated when it was open it was nice, and said it would be nice again. He felt there should be some tax exemptions for seniors.

Mr. Pierro asked for any other comments from the public, with none presented he asked Mr. Spampinato to read the submitted letters received by the IDA. Mr. Spampinato read the letter submitted by Jonathan J. Bart Esq. dated November 9, 2026. **See attached letter A.**

Ms. Wyskochil responded to the letter stating the project had been submitted to the town building department and reviewed by the Department of Health and DEC for all the stated concerns. Mr. Spampinato reminded the attendees that this issue was not part of the IDA's review.

Mr. Pierro stated the next County IDA meeting would be held on December 1st. He stated the public was able to submit comments to the IDA office for two more weeks and they would be included in the record.

Mr. Spampinato read a second letter that had been submitted dated November 9, 2026 from Gerard Del Grosso and supporting Canaan Residents: David and Mary Stein, Jim and Kathy McNamee, Craig Warn, Bridget and Kevin Vasquez, Jon and Mart Bart and Craig Skerkis. **See attached letter.**

Supervisor Adams addressed the audience stating she would focus on the part that was her responsibility, town taxes. She stated the $70,000 was close to accurate, but in terms of scale of the $70,000, $1,200 of that is the town tax responsibility. Put into context 5 new jobs, possibly 17 rooms occupied over 365 days a year. The sales and new County occupancy tax equal 25-30 times that value which would not be affected by the PILOT over 10 years with a decreasing scale. She felt it was a win win for the Town. She reminded the attendees that in the Comprehensive Plan how many cited they missed the business and wished it would return to a locally owned business. She stated it was "magic to me" to understand that there were young people in the community willing to invest a lot of sweat equity, a lot of labor and their hard earned money into turning this business around. She stated the community loved what your family did and wanted to see it come back. She also wanted to remind people that it was a local gathering place, where people went for breakfast and lunch. She stated that there is no other place in the town to meet someone for coffee or a light lunch. She stated they had The Gnome Bistro, but their hours were limited. She stated it was important feature for the town, noting as the population ages and gets older they don't want to drive to Pittsfield or even Chatham after dark. She stated some are more comfortable with a 5 or 10 minute drive. She stated if we have young people in the community who want to make this type of investment in the town and believe in the future of the community and who want to serve our community, she wanted to support that as a Supervisor and as an individual. She stated the citizens should listen to the data in the Comprehensive Plan that stated more businesses were needed in the town. She stated it was a family friendly town, with friendly businesses and it works for the citizens. She stated she fields calls every summer asking for places for young people to work for the summer, this is an

opportunity. She stated she felt this was a very worthwhile project. She stated she wanted the citizens to understand in terms of taxes, the current property taxes this year on the site would generate less than $1,500. She noted with the project generating sales and occupancy tax at 50% occupancy the town would get back closer to $20,000 a year. She stated at the end of the 10 year PILOT the town would have an asset that is working for the community, taxed at a higher value generating more property taxes. Supervisor Adams stated her next meeting of the day was a discussion about the Town Budget for 2027. She reminded the attendees the town only has 2 sources of revenue, sales tax and property taxes. Less sales tax means higher property taxes. She stated she preferred to collect more taxes from visitors to the town than from residents. She stated she felt this was a strong win for the community and hoped others felt the same.

Gregory Hickok: Asked for a timeframe for the project after the permits were granted.

Kylie Wyskochil: Ideally 6-9 months after permitting was approved.

Mr. Pierro stated the project would come up for a vote the first week of next month and all the regulations and the permits need to be in place prior to the vote by the IDA.

Mr. Pierro thanked the attendees and closed the meeting at 6:07pm.

Respectfully submitted by Lisa Drahushuk

Attachment: Letter A

WILENTZ
—ATTORNEYS AT LAW—
WILENTZ, GOLDMAN & SPITZER P.A.

JONATHAN J. BART, ESQ.

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November 9, 2026

VIA EMAIL: jspampinato@columbiaedc.com
Jonathan Spampinato
Chief Executive Officer
Columbia County Industrial Development Agency
One Hudson City Centre
Suite 301
Hudson, NY 12534

Re: Application for the Perch at Queechy Lake

Dear Mr. Spampinato:

My wife and I own a home on Queechy Lake which may be directly impacted by the proposed project identified above. I wish to oppose the project based upon the information on file at the Agency's website and have this letter placed on the record and read at the hearing.

While my primary objection is based on the insufficient compliance with the SEQR process, I have concerns about the need to subsidize a project such as this at the expense of local taxpayers. The Project envisions the restoration of a long dormant motel for the private gain of the sponsors of the project. It will generate only five low paying jobs with no benefits. It is little different in that regard from any other construction project around Queechy Lake in which labor is needed to construct such facilities and the developer is looking for a profit. Yet no other projects seek public subsidy. I do not believe the creation of five jobs should come at the expense of local taxpayers all of whom will have to make up for approximately $70,000 per year in lost tax revenue once the Project is complete. Moreover, while the Project states that PILOT payments will be made, there is no PILOT payment identified in the application. I oppose any taxpayer subsidy for this Project and, even should one be given, it should be of short duration and end when the Project is in full operation. Frankly, any agency participation should be limited to loans and not tax exemption.

With that being said, the application should be denied at this time because no EAF pertaining to the Project is on file. The EAF on the Agency's website for this Project is for the Claverack Inn, a different Project. I have severe concerns about sewage and runoff from this Project, which is on a

steep hillside for a motel which septic was insufficient 20 or more years ago when it last was operated. It should be presumed at this point that an entirely new septic system will be required for a 20 unit project on a steep slope and that runoff measures be planned and approved. None of that required detail is on the Agency's website as required. Since the required environmental disclosures are not publicly available, the application should be denied or postponed until such information is disclosed.

I thank you for consideration of this letter.

Very truly yours,

/s/ Jonathan J. Bart

Jonathan J. Bart

JJB/jam

Attachment: Letter B

November 9, 2026

Jonathan Spampinato and Members of the Board
Columbia County Industrial Development Agency

Public comment opposing tax incentives for The Perch at Queechy

Dear Mr. Spampinato and Members of the Board,

I am writing as a Canaan resident and property taxpayer to oppose the proposed tax exemptions and payment in lieu of taxes (PILOT) agreement for The Perch at Queechy. While reopening the former motel and restaurant could draw visitors and create five full-time-equivalent jobs at a modest projected average salary of $42,000, the IDA must decide whether those benefits justify the public cost of the proposed tax breaks. The Canaan residents listed below also oppose the proposed tax breaks.

- **Private businesses should compete under the same tax rules.** The owners and their lenders should decide whether the motel and restaurant are viable under the ordinary tax rules. Granting the Perch a special exemption would give it a cost advantage over existing businesses that pay ordinary taxes and could shift part of the tax burden to other property owners.
- **Residents should know what the PILOT would cost each taxing jurisdiction.** The two parcels were billed about $11,051 in ordinary town, county, and school property taxes in the latest billing cycles. The IDA should show what each jurisdiction would receive under the PILOT, year by year, compared with both current bills and the full taxes the renovated property would otherwise owe.
- **More traffic could mean more public expense.** Motel guests, restaurant patrons, deliveries, and employees could increase traffic on the roads around Queechy Lake, particularly during summer weekends. The financial analysis should account for any added road maintenance, signage, parking enforcement, and measures needed to keep pedestrians and drivers safe.
- **Emergency services could face additional demands.** Overnight lodging and a restaurant and bar could generate more fire, medical, and law enforcement calls. Even a modest increase can affect a volunteer fire department's staffing and availability. The IDA should ask fire, EMS, and law enforcement providers to assess the likely demand and identify who would cover any added costs.
- **The benefits to other local businesses may be limited.** Guests may buy meals, drinks, and recreation at the property itself. Some spending may reach nearby businesses, but the IDA should distinguish genuinely new local spending from sales that would shift from existing restaurants, bars, or lodging businesses to a subsidized competitor.
- **The motel is in a residential zoning district.** The application references a special use permit, and my understanding is that continued operation requires periodic town approval. Before granting a multi-year tax break, the IDA should confirm the permit's renewal requirements and explain what would happen to the tax benefits if the town declines to renew the permit or changes its conditions.
- **The analysis should account for wastewater and runoff near the lake.** A reopened motel and restaurant would generate wastewater and traffic where the property has long been dormant. The IDA should identify any needed septic, drainage, or stormwater improvements and establish who would pay for them before counting the project's net benefit to the community.
- **The renovation budget should account for any required asbestos abatement.** The IDA's Type II determination ends review under SEQRA, but New York's separate asbestos rules still require a pre-renovation survey of the areas the work will disturb. The application includes neither a survey report nor a separate asbestos abatement allowance. Before voting, I ask the IDA to confirm whether a certified inspector has completed the survey and, if abatement is needed, whether the applicant has accounted for its cost and timing.

The cost-benefit analysis should also show the wages and seasonality of the five projected jobs, how long those jobs are expected to last, and what assistance the IDA could recover if the commitments are missed.

For these reasons, I urge the board to deny the proposed tax exemptions and PILOT agreement for The Perch at Queechy. Please include this letter in the public hearing record and distribute it to the IDA board.

Thank you for your consideration,
Gerard Del Grosso
Canaan, New York

Supporting Canaan Residents

David and Mary Stein	Craig Warn	Jon and Mart Bart
Jim and Kathy McNamee	Bridget and Kevin Vasquez	Craig Skerkis