

County of Sullivan Industrial Development Agency Public Hearing

M E P Wholesalers Corp. and Gibbers Estates LLC Project

Wednesday, November 8, 2023, 9:30 AM

Town of Fallsburg Court Room, 19 Railroad Plaza, South Fallsburg, Sullivan County, New York

In attendance: See sign-in sheet.

Jennifer Flad opened the public hearing at 9:30 AM with the pledge of allegiance and the reading of the public hearing notice.

Alice Camara stated that she is glad that a new business is being proposed which will contribute to the tax base. She suggested that the entrance to the facility should be on Route 42 and not on LaVista Drive, which is a small road that becomes congested in the summer. She further proposed that if the entrance is on LaVista, the driveway should wrap around the building so that large trucks can enter and exit the facility without backing up, potentially into the road. She cited traffic safety concerns surrounding the intersections of Heiden Road, Route 42, and LaVista Drive. She asked how far the building will be from the road. Ms. Flad responded that IDA does not have a role in the planning approval process, and that if IDA approves financial assistance for the project, it will be the project as approved by the Fallsburg Planning Board. Ms. Camara further commented that she hopes the project will include ample off-street parking, and that shrubs will be planted to provide a visual screen between the building and the street. She asked whether the business will be year-round, and the number of employees. Ms. Flad responded that according to the project application, five full-time equivalent employees are projected.

Nicholas Torres asked whether the adjacent gas company will eventually become a part of this project. Ms. Flad replied that she is not aware of any such plans. He agreed with Ms. Camara's comments regarding the use of Route 42 rather than LaVista Drive for the project entrance, and general traffic safety concerns relating to the intersections of Heiden Road, Route 42, and LaVista Drive.

A.J. Pantel commented in favor of the project and IDA's role in bringing it to fruition. He stated that this business will serve an important need for electrical and heating supplies, providing new technologies that are in high demand and generating sales tax for Sullivan County. He believes the business will be very successful and the project is a worthwhile investment.

Ari Morgenstern commented positively on the project owner's business expertise and character, and stated that he believes this project will enhance the local economy and community. He believes the employment projection given in the application is very conservative.

Mr. Pantel commented that he believes the project parcel is large enough to accommodate ample access, parking, and turnaround space for trucks. He further stated that he does not believe this project will ever be combined with the gas facility next door.

Mr. Torres asked if Ms. Flad knows when construction will begin, and she responded that she does not know the construction timeline but she understands the project owner is eager to begin.

Mr. Torres reiterated the importance of the project having enough space to move vehicles (both during the construction period and during operations) safely around the site.

There being no further comments, Ms. Flad closed the public hearing at approximately 9:52 AM.

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