

PORT CHESTER
^{Westmore}
NEWS AFFIDAVIT OF
PUBLICATION

State of New York }
County of Westchester }

as

Angelina Brescia, being duly sworn,
deposes and says that (s)he is the OFFICE MANAGER of the
WESTMORE NEWS, a weekly newspaper published in the Village of
Port Chester, County of Westchester, State of New York, and the notice
of which the annexed is a printed copy was published in said newspaper
on the following dates of publication:

5/20/22 _____

Sworn to before me

this 23rd day of May 2022

Hope B. Vespia

Notary Public, Westchester County

Signed: Angelina Brescia

HOPE B. VESPIA
Notary Public, State of New York
No. 01VE5084028
Qualified in Westchester County
Commission Expires August 25, 2025

Public Notice

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the Village of Port Chester Industrial Development Agency (the "Agency") on Wednesday June 1, 2022 at 6:30 p.m. at the Village of Port Chester Municipal Court Center, 350 North Main Street, Port Chester, New York 10573, in connection with the matter described below.

108 GATEWAY, LLC, for itself and/or a related entity or entities to be formed (collectively, the "Company"), has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in a certain parcel of real property located at 108 South Main Street, Port Chester, New York (the "Land", being more particularly described as tax parcel numbers 142.38-1-35) along with the existing improvements thereon consisting principally of parking, curbage and site improvements (the "Existing Improvements"); (ii) the demolition of the Existing

Improvements and the planning, design, construction, operation and leasing by the Company of a nine story multi-tenanted, mixed use redevelopment project that will include: (a) approximately 95 residential apartment units, (b) approximately 3,123 square feet of street level commercial space and approximately 2,565 square feet of commercial space above street level to be leased as multi-tenanted and mixed use commercial/retail space, (c) structured parking improvements providing for approximately 128 parking spaces within 4 levels, and (d) other amenities, various subsurface structural improvements, roadway improvements, access and egress improvements, storm water improvements, utility improvements, signage, curbage, sidewalks, and landscaping improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Existing Improvements and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land, the Existing Improvements and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the

Public Notice

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").

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project, and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (collectively, the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to each affected tax jurisdiction (the "Affected Tax Jurisdictions").

In accordance with Section 859-a of the Act, a representative of the Agency will be

Public Notice

at the above-stated time and place to present a copy of the Company's Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://www.portchesternyida.org/public-hearing-notices>. Interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project. The Agency will also stream the public hearing via a video link that will also be provided at <https://www.portchesterny.gov/pc-tv>. Finally, the Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. The Agency also welcomes and encourages written comments to be submitted to Agency Administrative Director Christopher Steers at 222 Grace Church Street, Port Chester, New York 10573 and/or IDAPublicComments@portchesternyida.org and (914) 758-7399.

Dated: May 16, 2022

VILLAGE OF
PORT CHESTER
INDUSTRIAL
DEVELOPMENT AGENCY

(914) 939-6864

publisher@westmorenews.com

Westmore NEWS

327 Irving Avenue, Port Chester, NY 10573
www.westmorenews.com

INVOICE

Please return top portion
of this invoice with
your remittance

May 20, 2022

190
Port Chester IDA
Attn: Rosalind Cimino
220 Grace Church Street RM 202
Port Chester, NY 10573

AMOUNT DUE

\$ 288.60

05/20/22 Public Notice - Public Hearing

\$ 288.60

Balance due

\$ 288.60

Please make check payable to Westmore News.

Port Chester NY 10573
 300 Grace Church St
 Port Chester NY 10573



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 0000365727 MAY 17 2022

10860afaway LLC
 5/17ba

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®]
 White Plains, NY 10601

Street and Apt. No., or PO Box No.
 Mt. Pleasant Office Bldg - 148 Mountain Ave

Sent To
 Port Chester County Board of Legislators Chairman

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Postage	\$	1.49
Extra Services & Fees (check box, add fee as appropriate)	\$	0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$	0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	0.00
<input type="checkbox"/> Adult Signature Required	\$	0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	0.00

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 Mt Pleasant Bldg
 10573

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1. Article Addressed to:
 Westchester County Board of Legislators
 Attn Chairman
 Madisonian Office Bldg
 148 Mainline Ave
 White Plains NY 10601



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2. Article Number (Transfer from service label)
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A. Signature		<input type="checkbox"/> Agent
<input checked="" type="checkbox"/> X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes		
If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

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- A receipt (this portion of the card)
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Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is available for international mail.
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 - Return receipt service of delivery (including the electronic version). For more information, see the instructions on the back of this card. For complete PS Form 3811 instructions, see the PS Form 3811 Receipt; attach PS Form 3811 Receipt to the back of the mailpiece.

POST OFFICE
333 Grace Church St
Port Chester NY 10573



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108 Gateway LLC
5/17/22

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Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$
Postage \$	
Total Postage and Fees \$	

Sent to: Rye WFSB Attn: Superintendent
Street and Apt. No., or PO Box No. 13 Raymond Ave
City, State, ZIP+4® Port Chester NY 10573

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 Attn: Superintendent
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9590 9402 6413 0303 6582 29



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COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- Received by (Printed Name) Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Certified Mail Restricted Delivery Collect on Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

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Important Reminders:

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PS Form 3800, April 2019

Postmaster NY 104
 300 Grace Church St
 Postmaster NY 10573

CERTIFIED MAIL



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 02 4W
 0000365727 MAY 17 2022

108 Gateway LLC
 5/17/22

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To: Westchester County Executive
 Street and Apt. No., or PO Box No. Westchester County Executive
 City, State, ZIP+4® White Plains NY 10601

Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Certified Mail Fee \$

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 Westchester County Exec.
 Michaelian Office Building
 418 Martine Ave
 Duke Plains NY 12601



9590 9402 6413 0303 6582 05

2. Article Number (Transfer from service label)
 7019 1640 0001 9097 1483

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card)
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- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified First-Class Mail®, First-Class Mail®, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not provided with Certified Mail service. Insurance coverage is available for certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, you can request a hard-copy return receipt service. You can request a hard-copy return receipt service. For a complete PS Form 3811 Return Receipt, attach PS Form 3800, April 2015 (PSN 7530-02-000-9053)

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 300 Grace Church St
 Port Chester NY 10573



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108 Gateway LLC
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Certified Mail Fee \$	
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<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$
Postage \$	
Total Postage and Fees \$	

Sent To: **Postmaster-Rye USD Attn: BOE**
 Street and Apt. No., or PO Box No. **113 Baywood Ave**
 City, State, ZIP+4[®] **Port Chester NY 10573**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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1. Article Addressed to:

Port Chester - Rue UFSB
 ATM: BGE
 113 Bowman Ave
 Port Chester NY 10573



9590 9402 6413 0303 6582 98

2. Article Number (Transfer from service label)
 7019 1640 0001 9097 1582

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below: Yes No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card)
- A unique identifier
- Electronic verification of delivery
- A record of delivery (signature) that is valid for a specified period

Important Reminders

- You may purchase First-Class Mail®, First-Class Mail® International, Certified Mail® International, or Priority Mail® International.
- Insurance coverage with Certified Mail or Certified Mail International.
- Insurance coverage with Certified Mail or Certified Mail International.
- For an additional fee, you can request an endorsement on the return receipt set of delivery (including electronic version). You can request a complete PS Form 3800, April 2019.

300 Grace Church St
P.O. Box 10573



7019 1640 0001 9097 1599
7019 1640 0001 9097 1599

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent to
Town of Ryer - Attn: Supervisor
300 Grace Church St
P.O. Box 10573
City, State, ZIP+4®
Ryer, MD 21157

Postage and Fees

Postage \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

Postmark Here

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Return Receipt (electronic) \$

Return Receipt (hardcopy) \$

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300 Grace Church St
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0000365727 MAY 17, 2022

108 Gateway LLC
5/17/22

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1. Article Addressed to:
 Tom of Rye
 AAA Supervisor
 333 Grace Church St
 Port Chester NY 10573



2. Article Number (Transfer from service label)
 7019 1640 0001 9097 1599

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier
- Electronic verification of delivery.
- A record of delivery (signature) that is valid for a specified period.

Important Reminders

- You may purchase Certified Mail, First-Class Mail®, or Priority Mail® services.
- Certified Mail services are not available for international mail.
- Insurance coverage is provided with Certified Mail and certain Priority Mail services.
- For an additional endorsement on the following services: Return Receipt for Delivery (including electronic version), complete PS Form 3800, Appendix A.

PS Form 3800, Appendix A

Village of Port Chester
Attn: Village Manager

**VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY
222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573**

May 16, 2022

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED



To: The Chief Executive Officer of Each
Affected Tax Jurisdiction Indicated
On the Attached List of Addressees

Re: Village of Port Chester Industrial Development Agency:
108 Gateway, LLC Project

Ladies and Gentlemen:

Please be advised that a public hearing will be held by the Village of Port Chester Industrial Development Agency (the "Agency") on Wednesday June 1, 2022 at 6:30 p.m. at the Village of Port Chester Municipal Court Center, 350 North Main Street, Port Chester, New York 10573, in connection with the above-referenced Project. Please see enclosed Notice of public Hearing, which has also been published in *The Westmore News*.

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://www.portchesternyida.org/public-hearing-notice>. Interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project. The Agency will also stream the public hearing via a video link that will also be provided at: <https://www.portchesterny.gov/pc-tv>.

Finally, the Agency also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. The Agency also welcomes and encourages written comments to be submitted to Agency Administrative Director Christopher Steers at 222 Grace Church Street, Port Chester, New York 10573 and/or IDAPublicComments@portchesternyida.org and (914) 758-7399.

We are providing this notice to you, pursuant to General Municipal Law Section 859-a, as the chief executive officer of an affected tax jurisdiction within which the project is located. You are welcome to attend such hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project.

VILLAGE OF PORT CHESTER INDUSTRIAL
DEVELOPMENT AGENCY

Affected Tax Jurisdictions

Westchester County, New York

Westchester County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Westchester County Board of Legislators
Attn: Chairman
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Village of Port Chester, New York

Village of Port Chester
Attn: Mayor
222 Grace Church Street
Port Chester, New York 10573

Village of Port Chester
Attn: Village Manager
222 Grace Church Street
Port Chester, New York 10573

Port Chester-Rye Union Free School District

Port Chester-Rye Union Free School District
Attn: Superintendent
113 Bowman Avenue
Port Chester, New York 10573

Port Chester-Rye Union Free School District
Attn: President, BOE
113 Bowman Avenue
Port Chester, New York 10573

Town of Rye, New York

Town of Rye
Attn: Supervisor
222 Grace Church Street
Port Chester, New York 10573

Village of Port Chester
Attn: Mayor

**VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY
222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573**

May 16, 2022

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED



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Affected Tax Jurisdiction Indicated
On the Attached List of Addressees

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VILLAGE OF PORT CHESTER INDUSTRIAL
DEVELOPMENT AGENCY

Affected Tax Jurisdictions

Westchester County, New York

Westchester County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Westchester County Board of Legislators
Attn: Chairman
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Village of Port Chester, New York

Village of Port Chester
Attn: Mayor
222 Grace Church Street
Port Chester, New York 10573

Village of Port Chester
Attn: Village Manager
222 Grace Church Street
Port Chester, New York 10573

Port Chester-Rye Union Free School District

Port Chester-Rye Union Free School District
Attn: Superintendent
113 Bowman Avenue
Port Chester, New York 10573

Port Chester-Rye Union Free School District
Attn: President, BOE
113 Bowman Avenue
Port Chester, New York 10573

Town of Rye, New York

Town of Rye
Attn: Supervisor
222 Grace Church Street
Port Chester, New York 10573