

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, November 30, 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.

2SM DEVELOPMENT, LLC, for itself and/or a related

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way 142.30-2-58, 7 Broadway 142.30-2-57, and 106 Westchester Avenue 142.30-2-54, as may be merged) along with the existing improvements thereon consisting principally of various multi-story commercial and residential buildings, parking improvements, curbage and related 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 twelve-story multi-tenanted, mixed-use redevelopment project that will include: (a) approximately 325 residential apartment units consisting of studio, one-bedroom

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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 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").

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 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 will 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

being duly sworn, WAGER of the in the Village of rk, and the notice in said newspaper

on the following dates of publication:

11/18/22 _____

Sworn to before me

this 21st day of November 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