

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the County of Rockland Industrial Development Agency (the "Agency") on **October 16, 2023 at 10:00 a.m. at the Rockland IDA office, 254 S. Main St, Suite 410, New City, NY 10956**. The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

Chartwell Property Hemlock LLC (the "Applicant") has requested that the Agency provide financial assistance for a proposed project in the Town of Clarkstown, New York, consisting of the expansion of existing facilities, located at 150 Wells Avenue and 30 Hemlock Drive, Congers, New York (the "Premises") in the Town of Clarkstown (the "Project").

The estimated cost of the Project is to be approximately **\$24,000,000.00**. The Project will include the expansions of existing facilities located at the Premises, the acquisition of machinery and equipment related thereto, all to be used as a pharmaceutical manufacturing, warehousing and distribution facility and administrative offices.

The Applicant desires to enter into a payment in lieu of taxes ("PILOT") agreement for the Project with the Town of Clarkstown, Clarkstown Central School District and the County of Rockland (collectively the "Affected Tax Jurisdictions"). The Applicant has now proposed the expansion of existing facilities at the Premises and will be requesting a PILOT agreement with the Affected Tax Jurisdictions. Any amendment of the PILOT agreement shall require the review and consent of the Affected Tax Jurisdictions.

Copies of the Applicant's application for financial assistance, including an analysis of the costs and benefits of the proposed project, will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 254 South Main Street, Suite 410, New City, New York 10956 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 977-3900.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the foregoing financial assistance or the location or nature of the Project.

Dated: _____, 20__

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Timothy Riley, Chairperson