

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York State Industrial Development Agency Act of Article 18-A of the New York State General Municipal Law, as amended, will be held by the County of Rockland Industrial Development Agency (the “Agency”) on the 1st day of May, 2026, at 10:00 a.m. local time, at Town of Ramapo Town Hall, 237 Route 59, Suffern, NY 10901. The public hearing will concern the Agency’s providing financial assistance for a project more fully described below:

Samuel Wettenstein (the “Applicant”) has submitted an Application for Financial Assistance dated April 8, 2022 on behalf of himself and on behalf of Myrtle Corner, LLC, which has been updated as of April 1, 2026 (the “Application”) to the County of Rockland Industrial Development Agency (the “Agency”) for financial assistance with respect to the development of land of approximately .35 acres located at 12, 14 and 16 North Myrtle Avenue in the Village of Spring Valley, New York, currently consisting of three vacant two-family residences, and the construction thereon of an attractive, modern-looking three or four story building consisting of 19 apartments, six of which will be for affordable housing as a condition of municipal approval, and acquiring equipment and furnishings to be installed therein (the “Project”).

In a letter dated April 1, 2026, the Applicant has advised the Agency that, due to unexpected increases in costs of materials and other factors, the estimated capital expenditures for the Project are now expected to be \$6,068,602.

The Applicant has requested additional financial assistance (“Additional Financial Assistance”) from the Agency in the form of (i) additional sales tax exemptions with respect to the cost of using or acquiring materials and equipment be increased from \$1,861,750 to \$2,561,750 with the associated sales tax benefit increased from \$155,922 to \$214,547; (ii) additional exemptions from mortgage recording tax with respect to an approximately \$5,204,750 mortgage securing the financing for the Project (to the extent permitted by applicable law) and (iii) payment in lieu of tax benefits in amounts to be determined by the taxing jurisdictions.

Copies of the Applicant’s application, as amended, for financial assistance is posted on-line at the Agency website at <https://www.rocklandida.com>. Interested individuals may also submit written comments to the Agency on or before the date of the public hearing, Attention: Steven Porath at 254 South Main Street, Suite 410, New City, N.Y. 10956 or via e-mail at sporath@rocklandida.com.

The Agency will, at the above-stated time and place, hear all persons with views in favor of or opposed to the financial assistance described herein. A representative of the Agency will 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: April 21, 2026

ROCKLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY