

PUBLIC HEARING
Silver Creek Municipal Office
Board Room
172 Central Avenue
Silver Creek, NY 14136
December 12, 2023
1:00 p.m.

SILVER CREEK APARTMENTS, LLC

Attendees:

Kristine Morabito, CCIDA Staff

Jeanette LoBello, CCIDA Staff

Gregory Peterson, CCIDA Counsel

Jeff Hornburg, Silver Creek Mayor

Aimee Rogers, Town of Hanover and Imagine Forestville

MS. MORABITO: Good morning. My name is Kristine Morabito. I am a Project Manager and a duly authorized hearing officer of the County of Chautauqua Industrial Development Agency (the "Agency") and I have been authorized to hold a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended (the "Act").

Today is December 12, 2023 and the time is now 1:05 p.m. We are in the Courtroom at Silver Creek Village Hall, 172 Central Avenue, Village of Silver Creek, Town of Hanover, County of Chautauqua, New York.

The Agency has received an application for financial assistance in connection with the following matter:

SILVER CREEK APARTMENTS, LLC, a limited liability company duly organized and existing under the laws of the State of New York (the "Applicant"), presented an application for financial assistance (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 2.3 acre parcel of land located at 58-62 Main Street (a/k/a 60 Main Street), Village of Silver Creek, Town of Hanover, County of Chautauqua, New York (the "Land"), (2) the demolition of the existing buildings and structures on the Land, (3) the construction of an approximately 50,574 square foot building on the Land, together with related improvements to the Land, including, without limitation, a patio and storage shed (collectively, the "Building"), and (4) the acquisition of certain furniture, fixtures, machinery, equipment and building materials necessary for the completion thereof (collectively, the "Equipment" and together with the Land and the Building, collectively, the "Project Facility"), all of the foregoing for use by the Applicant and/or its affiliates as an affordable multifamily residential rental facility consisting of approximately 51 1-bedroom units and 3 2-bedroom units; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from sales and use taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant (or such other entity or entities designated by the Applicant and approved by the Agency).

The Applicant (or such other designated entity(ies)) would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from sales and use taxes, mortgage recording taxes and real property taxes.

Notice of this public hearing was published in the Observer on December 1, 2023 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated December 1, 2023.

The purpose of this public hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project. As set forth in the notice of this public hearing, comments may also be submitted to the Agency in writing or electronically at the following email address: morabitk@chqgov.com.

Subject to applicable law, copies of the Application, including an analysis of the costs and benefits of the Project, are available for review by the public online at www.ccida.com.

This public hearing is being streamed on the Agency's website in real-time and a video recording of this public hearing is being made and will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended. In addition, a report or summary of this hearing will be made and such report or summary of all comments received by

the Agency shall be provided to the Agency's members and posted on the Agency's website. Comments received in writing will be also be included in the report and any summary of this public hearing.

Is there anyone wishing to be heard with respect to the Project or the Financial Assistance?

JEFF HORNBURG: Should I stand?

KRISTINE MORABITO: However you are comfortable Mr. Mayor. If you would please identify yourself. Thank you.

JEFF HORNBURG: Jeff Hornburg, Mayor of the Village of Silver Creek. I would just like to state that it's been a pleasure these past few months working with all involved. The Village is, collectively the Board included, in favor of the project as presented and hopeful that it goes through.

KRISTINE MORABITO: Thank you for your comments.

KRISTINE MORABITO: Is there anyone else wishing to be heard with respect to the Project or the Financial Assistance?

MS. MORABITO: It is now 1:12 p.m. Let the record show that, no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. All written comments received by the Agency with respect to the Project or the Financial Assistance will be included with the minutes of this public hearing. I therefore call this hearing to a close.

Respectfully submitted by: Kristine Morabito, CCIDA Project Manager

Morabito, Kristine

From: spd1lp <spd1lp@yahoo.com>
Sent: Friday, December 8, 2023 10:30 AM
To: Morabito, Kristine
Cc: Senator George Borrello; Andy Goodell; Wendel, Paul; Jeffrey Hornburg- Silver Creek; Katie Ralston; Bernie Feldmann; Tim Crino; Tom Harmon (personal); Todd Johnson
Subject: CCIDA Public Hearing Main Street School, Silver Creek, NY
Attachments: Main St School-STEL-Public Hearing Dec 12 2023-signed.pdf

Richard E. Dixon, Chief Financial Officer CCIDA

Please be advised that I will not be able to attend the CCIDA Public Hearing for the STEL Main Street School Project on December 12, 2023 at 1:00PM due to a previous scheduled meeting.

I am sending you a letter of support for this project and a short history of the area. Hopefully, this will give the NYS Historical Preservation Officials some historical background information of the area and the efforts made in reusing this building since it closed. I am available to answer any questions concerning Silver Creek's History or this School's history.

In addition to sending this letter of support to our area officials, I had the Hanover Town Board pass a resolution in support of this project at our last board meeting. I will also read this letter of support, and have it entered into our Official Board Minutes at our next meeting on December 11, 2023.

Thank you for your attention to this matter. If you have any questions feel free to call.

Louis F. Pelletier
Silver Creek Village Historian

Town of Hanover
Supervisor-Elect

SILVER CREEK HISTORICAL CENTER

VILLAGE HISTORIAN

LOUIS F. PELLETTER

172 CENTRAL AVE.

SILVER CREEK, NEW YORK 14136

Website: www.silvercreekny.com

Facebook Page: Silver Creek Historical Center

BY LOUIS F. PELLETTER

SILVER CREEK VILLAGE HISTORIAN

December 12, 2023

COMMENTS FOR THE MAIN STREET SCHOOL PROJECT

Silver Creek Senior Housing

I would like to express my strong support for the Silver Creek Senior Housing project, proposed by Southern Tier Environments for Living, Inc. and Park Grove Development, LLC. I have repeatedly suggested and supported senior housing with first-floor amenities at 60 Main Street, Silver Creek, NY, since the building's closed in 1979.

To provide some context regarding the proposed project site, the original two school buildings, Babcock Street and Main St School, were sold, and the investors who purchased these buildings wanted to make an affordable apartment complex for the Silver Creek-Hanover Community. The project did not materialize, and the buildings fell into disrepair. Later, a second developer purchased and rebuilt the Babcock Street School into apartments but declined the purchase of the Main Street School because of the cost of restoring the third floor.

In the past, the Babcock Street School and the former Health Related Facility (located at the now-closed Lake Shore Hospital) helped house our Senior population when they needed to downsize from their homes. However, today, due to the limited availability of these units, many seniors find it necessary to leave the Silver Creek area for adequate housing and services. With large senior populations in Silver Creek and the Town of Hanover, we have needed affordable housing with easily accessible related services for an extended period of time.

When visiting my wife's family in Clinton County in the early 1970s, I observed a high-rise apartment building for independent seniors. The bottom floor was occupied by retail businesses, hairdressers/barbers, laundry, and other small businesses that support the resident seniors. Since then, I have been a proponent of this business model and have addressed several state and federal officials about this concept.

During a recent conference call with the NYS State Historical Preservation officials and Silver Creek Senior Housing Development Team members, I was asked how a new building would fit into this "Historic District." I responded that the project's proposed site is not listed on the State or National Registers. Here is a short history of the area to help clarify this question that was presented to me and my response.

Silver Creek began its history in 1803 when our first settlers, David Dickinson, Abel Cleveland, and John Howard, purchased 640 acres from the Holland Land Company. This settlement was on Silver Creek, where Howard Street intersects with Lake Avenue, near downtown. They were required to clear the land for settlement and to build a grist mill and sawmill.

With the fear of a war with England (War of 1812), Cleveland and Dickinson left this frontier area around 1806, leaving John Howard as the sole resident. Howard was no millwright, and the 1st settlement collapsed. He turned his house into what was called, at the time, a "House of Entertainment," which was a very crude hotel for settlers traveling west.

During the War of 1812, a new log cabin settlement called Fayette started on upper Main St. along Walnut Creek. Fayette was located approximately from the current Babcock Street area to the Village line at Andrus Street. This milling community used Walnut Creek's water to power saw and grist mills. By 1815, with this sawmill, the Fayette community of a few dozen families started building plank houses and a small schoolhouse.

Later, around 1828, our first business developer, Oliver Lee, came to Silver Creek (Fayette) and purchased John Howard's land, approximately 350 acres, including the waterfront. He developed a shipping industry along the lakefront and started to develop the downtown area. Commerce now shifted to the Jackson Street waterfront in an area called Silver Creek Harbor. This third settlement and the settlement of Fayette were incorporated into the Village of Silver Creek in 1848.

Later in the 1850s, S. Howes, who owned the patents for Grain Cleaning Machinery, came to Silver Creek and started the S. Howes Co. There was significant demand for the machines S. Howes made; this led to many other people opening new companies or converting their manufacturing practices to accommodate the new industry. Silver Creek has now become the World Center for Grain Cleaning machinery. When the railroad was built in 1852, it allowed easier access to distance markets, allowing the community to grow and expand into self-sufficiency.

With these changes from Fayette's old water mill industries to the new shipping, manufacturing, and the addition of the railroads, Silver Creek prospered into a manufacturing community. New housing and businesses sprang up as the original pioneer land tracts were split up and sold. The old Fayette settlement grew with this new wealth, adding new homes and companies from the earliest log and plank houses to early, middle, and late Victorian homes. This building trend continued into the twentieth century.

Three early Fayette homes originally occupied the Old Main Street School area. I believe these homes were early plank houses. These houses faced Main Street, but an older school called the Babcock Street School was built in 1897 behind them. After the Main St school was approved, the homes were moved to land that was part of the Norman Babcock Estate. This new Main Street School was dedicated on April 27, 1923.

In 1984, after raising funds and coordinating the building of an 1872 replica Gazebo that once stood in the Village Park, I wanted to have the Silver Creek Downtown area designated as a Historic District. I asked the State Historic Preservation Office (SHPO) to review the area and make recommendations. They stated that, at that time, the area had too many different architectural styles and periods with no central theme. They felt it did not qualify for a historic district.

So, in closing, we all know the 60 Main Street School building has been deteriorating and an eyesore for many years in our community. And we all can agree that senior apartments with related services in the same building are needed. This proposed project will also help revitalize the downtown area.

In my view, reasons for past failures in restoring this building have been trivial and did not account for the greater good of the community. Now is the time for all involved parties to work together and get this project to the finish line, and as the Village of Silver Creek's Historian, I will assist in any way possible. Also, with the Village Board's permission, I propose we permanently loan historical items to the proposed building owners because I know the artifacts will be appreciated and cared for by the new senior residents.

Sincerely,



Louis F. Pelletier
Silver Creek Village Historian
Town of Hanover
Supervisor-Elect



County of Chautauqua Industrial Development Agency

Public Hearing Attendance Sheet

Project: Silver Creek Apartments, LLC

Public Hearing Location: Village Hall Court Room, 172 Central Ave., Silver Creek, NY 14136

Public Hearing Date and Time: December 12, 2023 1:00 p.m.

Full Name (Please Print)	Signature	Affiliation
1. Jeanette LoBello		CCIDA
2. GREG PETERS		CCIDA
3. Jeff Horvath		SC Mayor
4. Aimee Rogers		Town of Hanover + Imagine Forestville
5. _____		
6. _____		
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		
12. _____		
13. _____		