

## PUBLIC HEARING SCRIPT

**95 Pirson Parkway LLC and/or  
Individual(s) or Affiliate(s),  
Subsidiary(ies), or Entity(ies) formed or  
to be formed on its behalf Project**

Public Hearing to be held on July 29, 2015 at 9:00 a.m.,  
at the Town of Tonawanda Town Hall, 2919 Delaware Avenue  
(Town Council Chamber), Kenmore, New York 14217

### ATTENDANCE

Daniel Fetes/MJ Mechanical

Ronald George/Zaepfel Development

Anthony Caruana/Town of Tonawanda

☒ Members of the General Public

### Second Option: To be followed when Members of the Public are in attendance:

#### ☒ 1. WELCOME: Call to Order and Identity of Hearing Officer.

Hearing Officer: *Welcome. This public hearing is now open; it is 9:00 a.m. My name is Grant Lesswing. I am the Business Development Officer of the Erie County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing.*

#### ☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: *We are here to hold the public hearing on 95 Pirson Parkway LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf project. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project. Notice of this hearing appeared in The Buffalo News on Thursday, July 16, 2015.*

☒ **3. PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

Hearing Officer: *The proposed project (the "Project") consists of: (i) an 8+/- acre parcel of vacant land located at 95 Pirson Parkway, Town of Tonawanda, Erie County, New York (the "Land") to be improved with a 40,000+/- SF building to be utilized as office space, sheet metal and piping fabrication purposes and warehouse/storage space (the "Improvements"); and (ii) the acquisition of and installation in and around the Improvements of certain machinery, equipment and items of personal property thereon (the "Equipment" and, collectively with the Land and Improvements, the "Facility").*

*The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, mortgage recording tax exemption benefit, and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).*

☒ **4. FORMAT OF HEARING:** Review rules and manner in which the hearing will proceed.

Hearing Officer: *All those in attendance are required to register by signing the sign-in sheet at the front of the room; you will not be permitted to speak unless you have registered. If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to the Agency at 95 Perry Street, Suite 403, Buffalo, New York 14203 until the comment period closes on August 17, 2015. There are no limitations on written comments.*

☒ **5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: *If anyone is interested in making a comment, please raise your hand, state your name and address; if you are representing a company, please identify the company. I request that speakers keep comments to 5 minutes, and if possible, 3 minutes.*

**The Hearing Officer calls on those who raise their hand.**

Hearing Officer: State your name.

Ronald George: My name is Ronald George and I'm with Zaepfel Development here representing 95 Pirson Parkway LLC. We are proposing to build a 40,000 sq. ft. facility for MJ Mechanical Services on approximately 7 acres of land on Pirson Parkway in Tonawanda, New York.

Hearing Officer: State your name.

Daniel Fetes: I'm Dan Fetes. I'm the current president of MJ Mechanical. We approached Zaepfel Development to build us a new building at 95 Pirson Parkway. Our main reason is our building right now we built in 1988 here in Tonawanda, we have already added two additions onto that building. We were acquired by a national company back in 98 called Comfort Systems. They have three other locations throughout New York state which is Rochester, Albany and Syracuse. They are looking for us to start producing some of the metal and manufacturing of sheet metal for our sister companies throughout the state and we are looking to expand our capability so with that we would need a bigger building so that was the reason why we contracted Zaepfel Development to go from 25,000 sq. ft. building to a 40,000 sq. ft. building.

Anthony Caruana: Okay, good morning. I'm supervisor Tony Caruana, Town of Tonawanda and on behalf of the Town, the Town of Tonawanda fully supports the ECIDA incentives that MJ Mechanical is seeking to expand their facility at 95 Pirson. This business is one of the newest additions to our North Youngman Commerce Center. We look forward to watching them succeed and we know that over the next 2 years they're gonna not only keep the employees they have; 141 that are in their current location on Military Road, but will be adding 29 new jobs full-time and part-time so we are very excited about this new 40,000 sq. ft. facility in our town and we look forward to having them. Thank you.

**☒ 6. ADJOURNMENT.**

As there were no further comments, the Hearing Officer closed the public hearing at 9:15 a.m.

**SIGN IN SHEET  
PUBLIC HEARING**

July 29, 2015, at 9:00 a.m.  
at the Town of Tonawanda Town Hall, 2919 Delaware Avenue  
(Town Council Chamber), Kenmore, New York 14217  
regarding:

**95 Pirson Parkway LLC and/or Individual(s) or Affiliate(s),  
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 95 Pirson Parkway, Tonawanda, New York 14217

Name	Company and/or Address	X box to speak/ comment
DANIEL FETES	MJ MECHANICAL	X
Ronald George	Zacfel Developmt.	X
Anthony Caruana	Town B Tonawanda	X