

**TOWN BOARD
TOWN OF SOUTHEAST, NEW YORK**

**APAP LAND MANAGEMENT LLC
PUTNAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
PAYMENT IN LIEU OF TAXES ('PILOT') AGREEMENT**

RESOLUTION NO. 62 / 2026

DATE: August 20, 2026

INTRODUCED BY: Supervisor Castellano

SECONDED BY: Councilman Larca

WHEREAS, the Town Board of the Town of Southeast is in receipt of a request on behalf of APAP LAND MANAGEMENT LLC, owner of premises situated at 1912 Route 22, Tax Map No. 35.-2-6 (the "Subject Premises") upon which APAP LAND MANAGEMENT LLC is in the process of constructing a commercial building (the "Project"); and

WHEREAS, APAP LAND MANAGEMENT LLC has applied to the Putnam County Industrial Development Agency ("IDA") for financial assistance in connection with the Project, including certain real property tax benefits and a Payment in Lieu of Taxes ("PILOT") arrangement; and

WHEREAS, the project is being accomplished with certain financial assistance of the Putnam County Industrial Development Agency ("IDA"); and

WHEREAS, the Town Board has been provided with additional information clarifying the nature and extent of the proposed PILOT arrangement and fiscal impact on the Town; and

WHEREAS, the Putnam County Industrial Development Agency, and not the Town of Southeast, is responsible for determining whether to grant IDA financial assistance and associated real property tax benefits for the Project, and the Town Board's consideration of this matter is limited to the Town's participation in and acceptance of payments resulting from the PILOT arrangement approved by the IDA; and

WHEREAS, a previous resolution on this matter was offered at the meeting of the Board held on July 9, 2026, and such resolution failed passage because several of the Board abstained from voting as they were not sufficiently informed as to the impact of the proposition; and

WHEREAS, having heard further from representatives of the IDA and other interested parties, the Town Board will reconsider its previous vote.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Southeast hereby approves the Town's participation in and acceptance of its applicable share of payments made pursuant to the PILOT arrangement approved by the Putnam County Industrial Development Agency, based upon the following schedule applicable only to the increase in assessed valuation of the Subject Premises

attributable to the improvements made in connection with the Project:

Year 1 – 50%	Year 6 – 25%
Year 2 – 45%	Year 7 – 20%
Year 3 – 40%	Year 8 – 15%
Year 4 – 35%	Year 9 – 10%
Year 5 – 30 %	Year 10 – 5%

and be it further

RESOLVED, that Clerk of the Town of Southeast is authorized and directed to transmit a certified copy of this resolution to the Putnam County Industrial Development Agency, the Assessor of the Town of Southeast and the Town of Southeast Receiver of Taxes.

Upon Roll Call Vote:

Councilman Cyprus Absent
Councilman Larca Aye
Councilwoman Lewis Absent
Councilman Mazzotta Aye
Supervisor Castellano Aye

VOTE: carried by a vote of 3 in favor, 0 against; 2 absent.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK)
 : ss.:
COUNTY OF PUTNAM)

I, KATHLEEN CHIUDINA, Town Clerk of the Town of Southeast, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Town Board of the Town of Southeast at a meeting of said board held the 20th day of August 2026. ✓



KATHLEEN CHIUDINA
Town Clerk