

Public Hearing Minutes

Crystal Pointe Apartments (Park Grove)

Date: March 18, 2026

Time: 11:00 A.M.

Location: Erwin Town Hall

Attendees

- **James Johnson**, IDA Staff
- **Melissa Greenthal**, Town of Erwin
- **Kristen Brewer**, Town of Erwin
- **Members of the Public** (see attached sign-in sheet)

Written Comments Submitted Prior to the Hearing

Written comments were received and are attached to the record from the following individuals:

- Bill Mattingly, 3450 Conhocton Road, Painted Post
- Marcus Efthimiou, 494 Robert Dann Drive, Painted Post
- Scott Austin, Painted Post
- Daniel Hulme, 3442 Conhocton Road, Painted Post
- Heath and Jeannette Topper, 9655 Sycamore Lane, Painted Post

Proceedings

The public hearing was called to order at **11:00 A.M.** by **James Johnson**, who read the public hearing notice and reviewed the rules for providing testimony. The floor was opened for public comment at **11:04 A.M.**

Public Comments

- **Daniel Hulme** reviewed the written comments he previously submitted. He reiterated concerns regarding the legal authority of the development to construct an access road on Aurene Drive. Mr. Hulme also questioned the IDA's role in providing incentives for housing projects and expressed that the proposed incentive was excessive. He requested that the IDA table any action until ongoing legal proceedings related to the road access are resolved.
- **Marcus Efthimiou** reviewed his previously submitted written comments and questioned whether providing support for housing projects aligns with the IDA's mission. He challenged the projected economic impact, specifically the estimate of 40 induced jobs. Mr. Efthimiou

also raised continued concerns regarding traffic safety along Robert Dann Drive and the potential safety impacts associated with the project.

- **Scott Austin** reviewed written comments submitted prior to the hearing and questioned the project's financial viability and market demand. He cited the presence of several vacant properties in the area and challenged the need for tax abatements during a period when local communities require additional revenue.
- **Mike Gwinn** questioned the IDA's authority to provide incentives for the project and expressed concerns regarding the potential impact on local services. He requested that the IDA table the matter until legal issues related to the project are resolved.
- **Bill Mattingly** reviewed his previously submitted written testimony and challenged the market demand for the project. He also expressed concern regarding potential environmental impacts and raised questions about the developer's commitment to sustainability measures, including the inclusion of electric vehicle charging stations to reduce the project's environmental footprint.

Adjournment

There being no further comments, the public hearing was closed at **11:32 A.M.**

The full video recording of the hearing is available at:

Projects: [Projects: Crystal Pointe Apartments/Park Grove – Steuben County IDA](#)

PUBLIC HEARING

Crystal Pointe Apartments

Wednesday, March 18, 2026 @ 11:00 am

Erwin Town Hall -310 Town Center Road, Painted Post, New York 14870

PLEASE PRINT LEGIBLY

Name & Affiliation

Phone # & email address

Mike Gwin Resident

6073689046 mgwin054@gmail.com

Daniel Hulme Resident

607-962-7552 dhulme@stny.rr.com

Scott Austin

607 742-9410 saustin2@stny.rr.com

Marc Efthimiou

9919578793 marc.efthimiou@gmail.com

Bill Mattingly

607-346-2556 mattinglywb@stny.rr.com

Jamie Johnson

From: Jill Staats
Sent: Sunday, March 15, 2026 4:19 PM
To: Daniel Hulme
Subject: RE: Written Comments for March 18, 2026 Public Hearing – Crystal Pointe Apartments (Park Grove Realty LLC)

Good afternoon, Daniel: Your comments have been received, thank you.

You may participate in person at the public hearing.

Thanks,
Jill

Jill Staats
Deputy Director of Operations
Steuben County IDA
7234 State Route 54
PO Box 393
Bath, NY 14810
607-776-3316
www.steubencountyida.com

From: Daniel Hulme <dhulme@stny.rr.com>
Sent: Sunday, March 15, 2026 3:27 PM
To: Jill Staats <jstaats@steubencountyida.com>
Subject: Written Comments for March 18, 2026 Public Hearing – Crystal Pointe Apartments (Park Grove Realty LLC)

Dear Ms. Staats,

Please find my written comments below for the Steuben County Industrial Development Agency public hearing scheduled for March 18, 2026, at 11:00 a.m. The comments pertain to the application submitted by Park Grove Realty LLC for a 90-unit apartment complex known as Crystal Pointe Apartments, proposed for 16.53 acres on Canada Road in the Town of Erwin.

Additionally, could you please confirm whether in-person public attendance is permitted at the Erwin Town Hall, or if participation is limited to the live-stream link?

Thank you for your assistance.

Sincerely,

Daniel Hulme

Steuben County Industrial Development Agency
Attention: Jill Staats, Deputy Director of Operations
7234 Route 54, P.O. Box 393
Bath, New York 14810

Re: Public Hearing Comments – Crystal Pointe Apartments Project

Dear Members of the Agency:

I respectfully submit the following comments regarding the application for financial assistance for the proposed Crystal Pointe Apartments project. I urge the Agency to defer action on the application until significant legal and feasibility questions concerning the project are clarified.

1. The project's proposed access to Aurene Drive presents unresolved legal issues that could prevent the project from proceeding as described.

The application materials assume construction of a second driveway connecting the development to Aurene Drive. However, the Aurene Community is governed by a recorded Declaration of Covenants, Conditions and Restrictions that strictly limits permitted uses and improvements.

That Declaration grants adjoining "Additional Land" only an easement onto the Aurene Drive parcel for the use and connection of **utility lines and related facilities**. It does not grant an easement permitting the construction of a roadway connection. The proposed second driveway therefore raises significant legal questions concerning whether the development can lawfully connect to Aurene Drive.

Courts have previously enjoined similar roadway connections that violated restrictive covenants in residential communities, even after land is dedicated to a town. In **Irish v. Besten**, 142 Misc. 2d 183, the court prohibited construction of a roadway that would have connected outside property to a covenant-restricted residential development, finding that the connection violated the governing restrictions. That decision illustrates the real possibility that a roadway connection of the type proposed here could ultimately be prohibited.

Because the project described in the IDA application depends upon this proposed driveway, it is important for the Agency to determine whether the project can legally proceed as proposed.

2. The proposed driveway would cross municipal land that has been maintained for decades as landscaped public green space.

The Aurene Drive parcel was dedicated to the Town of Erwin and accepted by the Town. For more than twenty-five years, the grassed and landscaped portions of that parcel have been continuously maintained using revenues from a Park District tax paid by Aurene residents.

Construction of the proposed stabilized construction entrance would require excavation across this maintained green space and removal of existing trees. The conversion of such land to private vehicular access raises serious legal and policy issues that have not been addressed in the IDA application.

Before public financial incentives are approved, it would be prudent for the Agency to confirm that the project's proposed access across this municipal land is legally permissible.

3. If the second driveway cannot be constructed, the project described in the application may not be viable.

The project materials submitted to the Agency describe the second driveway connection to Aurene Drive as part of the project's access and circulation plan. If that connection cannot legally be constructed, the

development would likely need to be redesigned to rely solely on a single access point to Robert Dann Drive.

However, the applicant's site plan materials indicate that because the proposed apartment buildings exceed 30 feet in height, the fire code requires two access points. The materials further indicate that it would create a safety hazard if both connection points were on Robert Dann Drive.

This raises an important question for the Agency: whether the project would remain financially and operationally viable without the second driveway onto Aurene Drive described in the application once necessary modifications are made.

4. The application requests substantial public tax incentives while generating minimal permanent employment.

According to the Agency application materials, the project would create only two permanent on-site management positions. At the same time, the project seeks significant tax incentives through the IDA program.

Given the limited employment impact, it is particularly important that the Agency ensure the project is fully viable and legally permissible before committing public financial incentives.

5. Deferring action would allow the applicant to clarify whether the project can proceed without the Aurene Drive connection.

Because the access issue described above may materially affect the feasibility of the project, the most prudent course would be for the Agency to defer action on the application until the applicant clarifies:

- whether the project can proceed without the proposed second driveway connection to Aurene Drive; and
- whether the development plan will be revised to eliminate that connection if necessary and resubmitted to the Town of Erwin for approval.

Clarifying these issues would allow the Agency to evaluate the application based on a project plan that is legally and practically achievable.

Conclusion

For these reasons, I respectfully request that the Agency postpone any decision on the Crystal Pointe Apartments application until the applicant clarifies whether the project can proceed without the proposed second driveway connection to Aurene Drive.

Ensuring that the project is legally viable before committing public financial assistance will protect both the Agency and local taxpayers.

Respectfully submitted,

Daniel Hulme
3442 Conhocton Rd
Painted Post, NY 14870

Jamie Johnson

From: Jill Staats
Sent: Monday, March 16, 2026 8:59 PM
To: Jamie Johnson; Matthew Bull; Stephen Maier; Russell E. Gaenzle
Subject: Fw: Crystal Pointe Apartments application

Please see comments below.

Jill Staats
Deputy Director of Operations
Steuben County IDA
7234 State Route 54
Bath, NY 14810
607-776-3316
www.steubencountyida.com

From: saustin2@stny.rr.com <saustin2@stny.rr.com>
Sent: Monday, March 16, 2026 8:35:30 PM
To: Jill Staats <jstaats@steubencountyida.com>
Subject: Crystal Pointe Apartments application

Dear Ms. Staats,

Please find my written comments below for the Steuben County Industrial Development Agency public hearing scheduled for March 18, 2026, at 11:00 a.m. The comments pertain to the application submitted by Park Grove Realty LLC for a 90-unit apartment complex known as Crystal Pointe Apartments, proposed for 16.53 acres on Canada Road in the Town of Erwin.

Thank you,

Scott Austin (607)742-9010

Steuben County Industrial Development Agency
Attention: Jill Staats, Deputy Director of Operations
7234 Route 54, P.O. Box 393
Bath, New York 14810

Re: Public Hearing Comments – Crystal Pointe Apartments Project

Dear Members of the Agency:

I respectfully submit the following comments regarding the application for financial assistance for the proposed Crystal Pointe Apartments project. I urge the Agency to reject the funding for this application, until a full feasibility study can actually be completed that demonstrates justification for adding another apartment complex in an area where apartment housing is already readily available. This project was to

be privately funded, per Tim Crilly's own words, during the Town of Erwin planning board meeting in November. During this planning board meeting it was brought to the planning board's attention, with the IDA representative present, that Emerald Springs had (24) vacant apartments. This is located in the very same area of this proposed project. Since that time, the number of vacant apartments at Emerald Springs has actually increased to (31). It is also now evident that Mr. Crilly miscalculated the costs associated with construction and is now seeking financial assistance. The tax payers should not be the ones bailing this project out. What is the benefit, to the county or community, if tax benefits are not realized? Crystal Pointe Apartment's parent company Park Grove is a large company with 2000 apartments and ¼ of a million in commercial property. This request brings into question the company's financial condition, if they are in this dire of straights that without this funding the project will not go forward. Most important why should the tax payers be funding such a project if the company itself is now seeing that it is not feasible? This, combined with the fact that no significant new jobs are being created from the development of this complex, with the exception of two full time employees (according to the application), makes me question the benefit of moving forward. With the development of only two jobs, there is no true economic benefit to the community. Where are the benefits to justify the funding?

The Town of Erwin has had several failed projects and the ruins are visible throughout the community. If Crystal Pointe Apartments is this strained for funding, after their stated testimony of not needing public financial aid, it should bring into question why taxpayers are the ones bailing this project out and will it become another failed project in our community? Where is the protection from another failed project in the town of Erwin? The residents are the ones that have to live by these failed projects. Where is the consideration for the existing apartment complexes such as Emerald Springs and Woods Edge? They are currently paying taxes and they are not getting tax benefits. Emerald Spring is not at capacity and it seems like this would lead the IDA to be picking winners vs. losers. Is it ok for Emerald Spring to go out of business so that Crystal Pointe Apartments can be built? How is that fair to the current tax paying businesses? Who looks out for them? Given the available data, the question is, where is the need for another apartment complex?

Using simple internet search, <https://www.apartments.com/rent-market-trends/painted-post-ny/>

As of today March 16th 2026:

A total of (60) Rentals are Available in Painted Post:

Emerald Spring (31) units available that are comparable to the Crystal Pointe Apartments.

Woods Edge Apartments has another (4) units available and is comparable to the Crystal Pointe Apartments.

My Name is Scott Austin 3406 Fieldstone Lane, Painted Post NY

Scott Austin

1. I have several concerns about this project, starting with their statement "Critical to the financial feasibility of the project"
2. 60 available apartments, 31 at Emerald Springs, (4) at Woods Edge
3. These concerns comes after Tim stated in the fall at the town of Erwin planning board meeting that no public fund assistance was needed.
4. This calls into question, their financial judgement and actual ability to fund this project if other cost were miscalculated, there are always unforeseen expenses
5. The town of Erwin has many failed projects littering our community, starting with the project surrounding this building, the old Ames Plaza, the unoccupied building next to Duncan Donuts, SITEL build next to UPS terminal
6. Steuben County, town of Erwin and Corning Painted Post School district are at a critical point here with tax revenue needed. Last year the without the generous donation from Corning Inc. the school budget would not have past.
7. Another troubling part is besides the \$1,000,000 this project has already received from the state they are still look for more.
8. In the end we are talking about creating 2 fulltime positions and that is not a guarantee especially with AI and a list of contractors and we don't even know if those will be from NY State, being so close to the board.
9. The property is still listed under Corning Inc's, that shows a real lack of believing in this project because they have not even purchased the property.

Jamie Johnson

From: Jill Staats
Sent: Monday, March 16, 2026 8:20 AM
To: Heath N Topper
Subject: RE: Written Comments for March 18, 2026 Public Hearing – Crystal Pointe Apartments (Park Grove Realty LLC)

Good morning: Your comments have been received.

Thank you,
Jill

Jill Staats
Deputy Director of Operations
Steuben County IDA
7234 State Route 54
PO Box 393
Bath, NY 14810
607-776-3316
www.steubencountyida.com

From: Heath N Topper <hntopper1@gmail.com>
Sent: Monday, March 16, 2026 6:45 AM
To: Jill Staats <jstaats@steubencountyida.com>
Subject: Written Comments for March 18, 2026 Public Hearing – Crystal Pointe Apartments (Park Grove Realty LLC)

Dear Ms. Staats,

Please find my written comments below for the Steuben County Industrial Development Agency public hearing scheduled for March 18, 2026, at 11:00 a.m. The comments pertain to the application submitted by Park Grove Realty LLC for a 90-unit apartment complex known as Crystal Pointe Apartments, proposed for 16.53 acres on Canada Road in the Town of Erwin.

To: Jill Staats, Deputy Director of Operations Steuben County Industrial Development Agency 7234 Route 54, P.O. Box 393 Bath, New York 14810

Re: Formal Opposition & Public Comments – Crystal Pointe Apartments Project

Dear Ms. Staats and Members of the Agency:

I am writing to submit formal comments regarding the application by Park Grove Realty LLC for financial assistance for the Crystal Pointe Apartments. As a resident of the affected area, I urge the Agency to defer action on this application. Beyond the significant legal hurdles regarding site access,

the financial justification for these incentives fails to meet the standard of public benefit required for IDA support.

I request that the Agency address the following critical concerns before any vote is taken:

1. Failure of the "But-For" Test

New York State law dictates that IDA incentives should only be granted if a project would not proceed "**but for**" the financial assistance provided. I ask the Agency to require a clear, public statement from the applicant: **Would this project proceed without these tax incentives?** If the answer is "yes," the incentives are an unnecessary gift of public funds. If the answer is "no," the applicant must explain why a market-rate development on prime land is financially infeasible without a taxpayer bailout. The Agency should not be in the business of subsidizing developers for projects that are either already viable or fundamentally flawed.

2. Disproportionate Return on Public Investment

The application requests approximately **\$2.4 million in tax benefits**. In exchange for this massive public subsidy, the project promises to create only **two permanent on-site management positions**.

This represents a subsidy of \$1.2 million per permanent job created. I ask the Board: **What measurable public benefit justifies such an astronomical cost to the taxpayers?** With negligible job creation, the "benefit" side of the cost-benefit analysis is virtually non-existent.

3. Subsidizing High-End, Market-Rate Housing

The proposed units are market-rate apartments, with projected rents between **\$1,800 and \$2,500 per month**. Why is a public subsidy necessary or appropriate for high-end housing? Public incentives are intended to spur economic growth or address housing crises, not to pad the profit margins of developers building luxury-tier rentals that many local residents cannot afford.

4. Unresolved Legal Access & Fire Code Issues

The current site plan relies on a secondary access point through **Aurene Drive**. However, the Aurene community's recorded Declaration of Covenants strictly prohibits this use of the land, limiting easements to utility lines only.

Furthermore, the applicant's materials state that New York Fire Code requires two access points for buildings of this height. If the Aurene Drive connection is legally barred—which current restrictive covenants suggest it is—the project as described is **not viable**. The Agency should not commit millions in tax breaks to a project that faces such fundamental legal and safety obstacles.

5. Misuse of Taxpayer-Funded Green Space

The proposed road would destroy landscaped green space that has been maintained for over 25 years via a **Park District tax** paid by Aurene residents. It is a massive conflict of interest to use the taxes of current residents to destroy their own amenities for the benefit of a private developer.

Conclusion

Given the lack of job creation, the questionable "but-for" necessity, and the looming legal battles regarding site access, I respectfully request that the Agency postpone any decision on the Crystal Pointe application. The Agency must ensure that public funds are used for projects that are legally achievable and provide a genuine, documented return to the taxpayers.

Respectfully submitted,

Heath & Jeannette Topper

9655 Sycamore LN, Painted Post, NY 14870

607.368.8751

Jamie Johnson

From: Jill Staats
Sent: Tuesday, March 17, 2026 6:41 AM
To: Jamie Johnson; Matthew Bull; Russell E. Gaenzle; Stephen Maier
Subject: Fw: Written Comments for March 18, 2026 Public Hearing – Crystal Pointe Apartments

More comments below

Jill Staats
Deputy Director of Operations
Steuben County IDA
7234 State Route 54
Bath, NY 14810
607-776-3316
www.steubencountyida.com

From: Marcus Efthimiou <marc.efthimiou@gmail.com>
Sent: Monday, March 16, 2026 11:16:44 PM
To: Jill Staats <jstaats@steubencountyida.com>
Subject: Written Comments for March 18, 2026 Public Hearing – Crystal Pointe Apartments

Dear Ms. Staats,

I include below some written comments related to the Steuben County Industrial Development Agency public hearing scheduled for March 18, 2026, at 11:00 a.m. The comments pertain to the application submitted by Park Grove Realty LLC for a 90-unit apartment complex known as Crystal Pointe Apartments, proposed for 16.53 acres near the intersection of Robert Dann Drive and Aurene Drive in the Town of Erwin.

Thank you.

Very truly,
Marcus Efthimiou

Steuben County Industrial Development Agency
Attention: Jill Staats, Deputy Director of Operations
7234 Route 54, P.O. Box 393
Bath, New York 14810

Re: Public Hearing Comments – Proposed Crystal Pointe Apartments Project

Dear Members of the Agency:

I respectfully submit the following comments regarding the application for financial assistance for the Crystal Point Apartments project that is proposed to be situated at the corner of Robert Dann Drive and Aurene Drive in the town of Erwin. I urge the Agency to reject the request for assistance or, in the alternative, defer action on the application until significant legal and feasibility questions concerning the project are clarified.

1. The proposed project requests support that is outside of the IDA's legal charter and authority.

New York law provides that Industrial Development Agencies, including the Steuben County Industrial Agency, are chartered to support industrial, manufacturing, and commercial economic-development projects. The proposed Crystal Point Apartments project does not fall within that charter.

In general, state law prohibits IDAs from subsidizing residential housing, and the Crystal Point Apartments would be solely residential housing without additional commercial connections that might, in some situations, provide allowance for IDA participation and grant of benefits.

As a public benefit corporation, the Steuben County IDA is proscribed from financing facilities "used primarily as a hotel, apartment house or other place of business which furnishes dwelling space or accommodations to either residents or transients." (NYS Constitution, Article VII, Section 8). The Crystal Point Apartments would be just such a facility, and the requested IDA benefits are clearly part of the project financing. As such, the requested support falls outside the charter and authority of the IDA.

In particular, the Crystal Point Apartments: (i) do not relate to any revitalization project, (ii) do not relate to any conversion of industrial or commercial buildings; (iii) do not provide for, or relate to, any mixed-use commercial, industrial, or retail space, and (iv) do not provide or relate to the provision of low-income or affordable housing. In meetings and materials presented to the Erwin Planning Board, the developers of the project represent the project as high-end, luxury apartment dwelling spaces for upper-end clientele. Without any semblance of industrial, retail, or workforce benefit, the project clearly falls outside the charter and legal scope of allowable IDA assistance.

I am aware that the IDA has provided previous assistance to other residential-focused developments, but this project is different. This project is not necessary to resolve any local housing shortages tied to job growth in the area. Any assertions to the contrary are imaginary. There is no job growth in the area. The residents of Steuben County appreciate the efforts that the IDA expends to create and promote job growth. However, this project is not that. The IDA is not chartered to provide financial assistance to a project that is solely residential and which its developers themselves characterize as luxury housing for upper class clientele unrelated to job growth in the County.

2. The proposed project does NOT promote the economic welfare of Steuben County residents.

Even if some strained definition of IDA charter was to be accepted, and support for the project somehow construed to be within that strained definition, the project does not promote the economic welfare of Steuben County residents. In fact, it would do just the opposite.

The neighborhood in which the project is proposed to be seated consists of high-valued homes, bought and paid for by residents that have provided, and continue to provide, high-value contributions to the County. The addition of high-density apartments will degrade the value of the neighborhood and the value of each of the homes and properties in the neighborhood. The charter of the IDA certainly does not include value degradation of existing homes, properties, and neighborhoods. That would be an affront to the residents of the neighborhood, and to the whole County. It would run counter to the value-added charter of the IDA.

The Aurene Community and the surrounding neighborhood include more than 120 high-value, tax-generating homes. One very substantial reason for the economic value and ongoing welfare of Aurene and its surrounding neighborhood is the character of the neighborhood. The proposed Crystal Point Apartments may be nice apartments, if located somewhere else, but they would not be value-creating for the neighborhood and the 120+

homes and families in that neighborhood. They would be totally out of character of the neighborhood and their presence would dominate the neighborhood in a way that would adversely marginalize the character and value of the neighborhood and those properties. The apartments would detract from the economic welfare of Steuben County residents and eventually marginalize the tax base that is represented by value-degraded properties. The project would be value-degrading to the economic welfare of the County residents and the County itself.

The project may promote the economic welfare of non-residents, i.e., the developers, but it will not promote the economic welfare of the residents of Steuben County.

3. The proposed project includes many features and potentialities that could be not only economically harmful, but also physically harmful.

Many objections to the proposed project were lodged by Steuben County residents, both verbally and in writing to the Erwin Planning Board and the Erwin Town Board. Some of those concerns related to physical risks from traffic congestion and patterns that would place both vehicle passengers and pedestrians in harm's way. The busy and fast-moving traffic of Robert Dann Drive; the already-dangerous traffic circle; the dangerous intersections proposed as part of the project; the lack of pedestrian sidewalks on the side of the road on which the proposed project would be situated; the lack of traffic control devices in the proposed plan; the inclusion of hundreds of vehicle entering, exiting and crossings; all in combination with the addition of 90 families and potentially more than 100 children walking, riding, and crossing roads together present combined risks that are unwarranted in a situation in which residential density is not necessary to support any job growth or economic vitality.

Just recently, a van travelling on Robert Dann Drive apparently strayed from its lane and impacted another vehicle, tearing off one wheel from that impacted vehicle and spinning that vehicle in circles until it came to rest on the side of the road. The impacting vehicle was traveling at such a rate that it continued across and down Robert Dann Drive for another 100 yards until it exited the road and skidded more than 50 yards across my property, destroying a communications pole, and nearly taking out my fence. If additional traffic from additional apartments had been present or, even worse, if children had been traversing that area, untold damage and potentially some loss of life could have resulted. Robert Dann Drive is already dangerous and the proposed project will make it worse.

I understand that physical security is not a specific element of the IDA charter, and I appreciate the efforts that the Erwin Planning Board and Town Board expended in assessing the proposed project. Those boards apparently did not find it within their authority to reject the proposed project. However, the IDA is not being requested to approve or deny the project. The IDA is being asked to actively support it financially. Active support would be a substantially different matter than inability to stand in the way. Thus, I urge the IDA to review in detail each of objections raised by the Steuben County residents. Even if the local boards have determined that they have no authority to stand in the way of the proposed development, it is certainly not necessary for the IDA to promote and provide financial benefit to a project that will result in substantial health and safety risks to existing and future Steuben County residents. I submit that the IDA is not chartered to support residential-only projects that are not only economically harmful, but also potentially physically harmful to current and future Steuben County residents.

4. The IDA needs to consider other matters raised in comments submitted by other Steuben County residents.

My understanding is that other Steuben County residents have submitted other letters and materials related to the proposed IDA financing. Some of those letters included references to legal matters that are wholly unresolved. Some of them included references to matters that support my assertions that the project is value-degrading, not value-creating. I join in the urgings of those other pleas that the IDA carefully consider all legal and practical ramifications and deny or at least table any funding proposals until all such issues have been fully resolved.

Conclusion

For these reasons, I respectfully request that the Agency deny or at least postpone any decision related to the requests for assistance to the Crystal Pointe Apartments project.

Ensuring that the project is legally viable and both legally and practically within the charter and authority of the IDA before committing public financial assistance will protect the Agency, the County, and the Steuben County residents and taxpayers.

Respectfully submitted,

Marcus Efthimiou
494 Robert Dann Drive
Painted Post, NY 14870

Bill Mattingly
3450 Conhocton Road
Painted Post, New York 14870
(607) 346-2556

March 17, 2026

Attention: Jill Staats
Deputy Director of Operations
Steuben County Industrial Development Agency
7234 Route 54 North, P.O. Box 393, Bath, New York 14810

Subject: Comment on Steuben County IDA's Proposed Financial Assistance to Park Grove Realty, LLC

According to the Steuben County IDA resolution No. 02/2026, the IDA is proposing to enter into a financial agreement with Park Grove Realty, LLC to entice Park Grove to build a 90-unit apartment complex in Erwin, New York.

I believe this deal is not in the best interest of Steuben County or the Town of Erwin, and should be withdrawn. The need for additional rentals in the area simply does not exist. Steuben County's population growth over the last ten years is negative, at -0.7% per year. Rental vacancy rates are 5.7%, the same as the US average. These facts show that the rental market in the area does not need additional supply. Adding more supply will not boost the local economy, but rather distort the market, making it more difficult for the existing renters in the area to survive.

If Park Grove is not willing to take the risk of buying and developing the property outright, then that is an indication this deal has some serious risk for Steuben County taxpayers. The IDA's principal task is to bring industrial development to the area. Industrial development in the best case provides new jobs and new income without competing with the existing businesses (such as a new manufacturing plant that has no competition in the area). This deal essentially creates a zero-sum game where the Park Grove rentals would compete with currently existing rentals over a declining pool of renters.

Additionally, the deal provides serious financial support for Park Grove while asking for nothing in return. Park Grove's design of the Crystal Pointe Apartments will be outdated as soon as it is built. Park Grove plans to use natural gas to heat the apartments. Natural gas is a fossil fuel which contributes to global warming. 30% of global warming to date is from natural gas.

Our world has already warmed 1.5°C, the Paris Agreement target limit. The world, including Steuben County, must quickly transition away from fossil fuels to have any hope of having a livable climate for our children and grandchildren. Homes and buildings, as a sector, are the biggest greenhouse gas [GHG] emitters in New York. The buildings sector currently produces about 32% of the New York's total GHG emissions. New York passed the Climate Leadership and Community Protection Act (CLCPA) in 2019. The intent of the CLCPA is to get New York to zero GHG emissions in twenty-five years. Park Grove's proposed Crystal Pointe Apartment complex is not in compliance with the intent of the CLCPA. This isn't a red versus blue issue. It is a survival issue.

Unfortunately, global warming data over the last 15 years shows the rate of warming is markedly speeding up (see Figure 1 below). Climate scientists now believe they underestimated how fast the climate will warm[1]. The Steuben County IDA should be doing everything in their power to follow the CLCPA and protect the climate that everyone depends on.

Do the Crystal Pointe Apartments provide infrastructure to enable Level 2 charging of electric vehicles in their apartment garages? This should also be a requirement. Sales of electric vehicles comprise 25% of the worldwide market now. This is not a fad. It is the future.

For these reasons, this deal is not in the best interest of the Town of Erwin, Steuben County, or the world. I urge the Steuben County IDA to withdraw this deal.

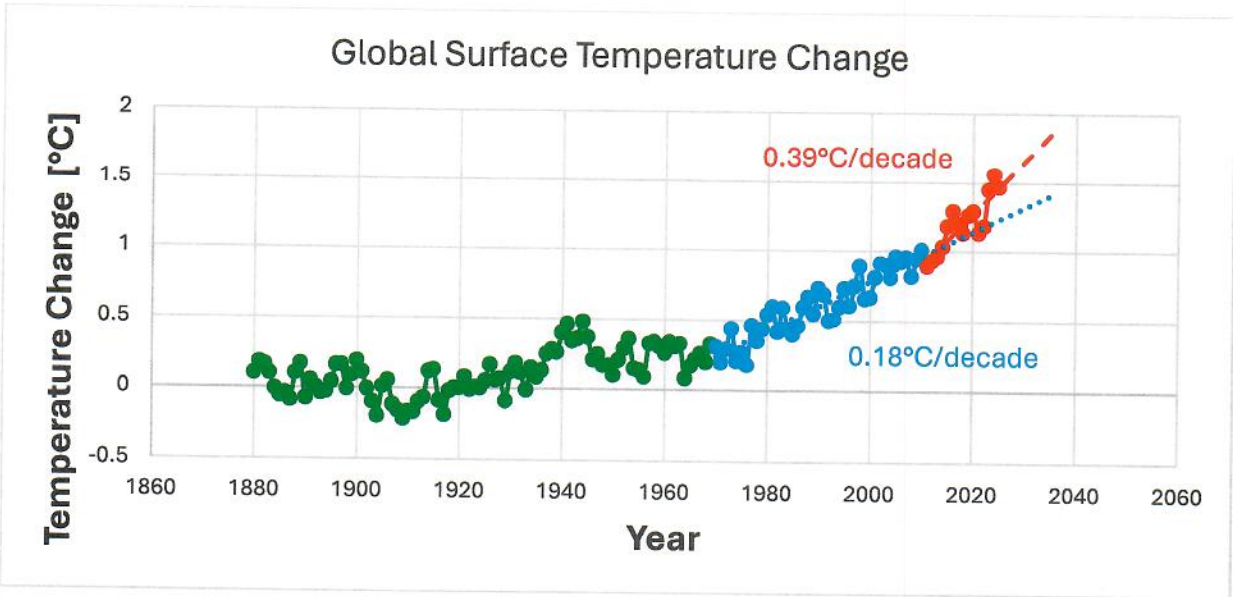


Figure 1. Global Surface Temperature Change as Compared to the Pre-Industrial Average from reference 1.

References

1. Hansen JE, Kharecha P, Sato M *et al.* [Global warming has accelerated: are the United Nations and the public well-informed?](#) *Environ.: Sci. Pol. Sustain. Devel.* **67(1)**, 6–44, 2025