



## **Mount Pleasant IDA approves financial incentives for USRE project: 153,062 s/f e-commerce distribution center**

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Hawthorne, NY The Mount Pleasant Industrial Development Agency (IDA) has voted approval of \$3.8 million in sales tax exemptions for the construction of a 153,062 s/f e-commerce distribution center located at 211 Saw Mill River Rd. (Rte. 9A).

The project, which received approval at the IDA's April 21 meeting, represents a total private investment of more than \$99 million. According to the developer, the project is expected to create 100 full-time and part-time jobs as well as 1,000 construction jobs throughout the duration of the project. The project will also generate additional tax revenue on a property that has been historically underutilized. The project developer, USRE Hawthorne LLC, is not seeking a mortgage recording tax exemption or a PILOT for the project.

The one-story distribution center, which is located on 10.475 acres, will consist of 136,214 s/f of warehouse space, 16,848 s/f of office space, 181 passenger car parking spaces, 597 van parking spaces, 12 truck loading spaces and 62 van loading spaces at grade.

In addition to significant onsite improvements, the developer is in the permitting stages with NYSDOT to construct a traffic signal on Rte. 9A at Belmont Rd. and a left turning lane from the south which serves both the proposed project and the existing NYSCO Products building. The proposed roadway improvements will create needed traffic flow and traffic calming measures in the corridor for residents and businesses of the Town of Mount Pleasant.

"The IDA is pleased to provide incentives for this important project which represents a significant

private investment in our town. In addition to creating much-needed new jobs, it will also generate tax revenue for the town and school district without adding any new students and will contribute toward road improvements to Rte. 9A. This is win-win for the town and school district,” said town supervisor Carl Fulgenzi who serves as IDA chairman. Fulgenzi noted that the facility will be paying full property taxes estimated to be over \$1.5 million annually when completed.

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