

55 Main Street (Perry), LLC Project

PUBLIC HEARING MINUTES

WCIDA Public Hearing for the 55 Main Street (Perry), LLC request for IDA incentives was held on September 10, 2026 at 3 p.m. in the Perry Village Hall, 46 North Main St., Perry, NY.

In attendance: Scott Gardner, WCIDA CEO/Executive Director and Robin Marschilok, WCIDA Director of Operations.

1. Scott Gardner opened the hearing at 3:00 p.m. Gardner introduced himself and Robin Marschilok from the IDA. Gardner stated that this was a public hearing for 55 Main Street (Perry), LLC's building project on South Main Street Perry, (the "Project"). The Company has completed an application for IDA Incentives which include sales tax abatement on non-productive materials and equipment, mortgage tax abatement and real property tax abatement using a standard ID UTEP schedule. The total of the incentives is expected to be more than \$100,000, therefore, a public hearing is required.
2. 55 Main Street (Perry), LLC has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting that the Agency undertake a certain project consisting of a full-scale renovation and reconfiguration of the existing structure, currently multifamily residential, to create a mixed-use commercial/residential building. The Project will be located at 55 South Main Street in the Village of Perry. The total cost of the Project is \$1,876,884.
3. Gardner stated that the estimated incentives being offered include sales tax exemption in an amount not to exceed \$61,000, mortgage tax exemption for an amount not to exceed \$1,376,884, and real property tax abatement based on an IDA standard, 10-year PILOT schedule. The total incentive package is estimated to be \$149,922.
4. The proposed project will involve a full-scale renovation and reconfiguration of the existing structure to modernize the building systems, improve energy efficiency, and upgrade interior finishes while preserving the historic character of the property in accordance with historic preservation guidelines. The renovation will include reconfiguration of existing units into a reduced number of larger, more functional apartments, modernization of kitchens, bathrooms, and common areas, upgrades to mechanical, electrical, and plumbing systems restoration of historic architectural features, and incorporation of ground-floor commercial or mixed-use space.

5. Gardner went on to say 55 Main Street (Perry), LLC has purchased the building at 55 South Main Street, historically known as the Hotel Commodore and currently referred to as Travers Place, and is a contributing member of the Perry Downtown Historic District. The South Main Street facade remains largely unchanged from when it was constructed in 1929, retaining many original decorative masonry elements. The building currently contains 23 units, primarily small studio apartments, many of which are functionally obsolete and contribute to elevated tenant turnover and underperformance. Jobs are expected to be created during the construction phase of the project. After construction there will be jobs created to support the commercial tenants.
6. Gardner stated that he would keep the hearing open for a few additional minutes. Gardner noted for the record that there were no other registered attendees to voice any public comments.
7. The Board will review and make a decision on the request at its next Board Meeting on September 17, 2026.
8. Gardner then closed the Public Hearing at 3:08 p.m.

Minutes prepared by R. Marschilok

The public hearing was recorded live and can be view on Youtube.com at:

<https://www.youtube.com/watch?v=ZtM0Lr-02UY>