COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at www.monroecountybusiness.org/application.

Please send completed application via email to EconomicDevelopment@monroecounty.gov. A **non-refundable** application fee of $350.00 is required. Please see page 12 for additional information on costs and fees.

I. APPLICANT

A. Applicant Information

Name: 1251 PVR LLC
Address: 2851 MONROE AVE
City/State/Zip: ROCHESTER, NY 14618
Tax Id No.: [redacted]
Contact Name: ANTHONY DANIELE
Title: MEMBER
Telephone: [redacted]
E-Mail: [redacted]

B. Applicant's Legal Counsel

Name: PETER LUTZ
Firm: HODGSON RUSS LLP
Address: 90 LINDEN OAKS, STE 110
City/State/Zip: ROCHESTER, NY 14625
Telephone: [redacted]
Email: [redacted]

C. Owners of Applicant Company (must total 100%). If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title
ANTHONY DANIELE	50%	MEMBER
DAVID CHRISTA	50%	MEMBER

D. Is the business applying for assistance certified as an MWBE or service-disabled veterans' agency? ☐Yes ☐No

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II. PROJECT

A. Address of proposed project facility

Address: 1251 PITTSFORD VICTOR RD

Tax Map Parcel Number: 193.02-1-27.6

City/Town/Village: PERINTON

School District: PITTSFORD CENTRAL SCHOOL

Zip: 14534

Current Legal Owner of Property:

1251 PVR, LLC

B. Benefits Requested (Check all that apply)

- ■ Sales Tax Exemption
- ■ Mortgage Recording Tax Exemption
- ■ Real Property Tax Abatement
- ☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

- ■ New Construction
- ☐ Existing Facility
  - ☐ Acquisition
  - ☐ Expansion
- ☐ Renovation/Modernization
- ☐ Acquisition of machinery/equipment
- ☐ Other (specify) _____

D. Proposed User(s)/Tenant(s) of the Facility

If there are multiple Users/Tenants, please attach additional pages.

Are the user and owner related entities? ■Yes ☐No

Company Name: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

E. Owners of User/Tenant Company (must total 100%)

If an LLC, LP or similar, all members/partners must be listed

Name	%	Corporate Title

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: SPRING 2027

Anticipated Completion Date: FALL 2028

G. Contractor(s)

TBD

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II.PROJECT (cont'd)

H. DESCRIPTION OF THE PROJECT AND BACKGROUND ON USER(S) OF THE FACILITY

NAICS Code: 721110

1251 PVR, LLC is excited to propose a new, branded select-service Marriott Fairfield Hotel. The sponsor has executed a 30-year Fairfield Inn & Suites franchise license. The site plan calls for 116 rooms in a four-story building, approximately 60,885 gross square feet, with 95 parking spaces on a roughly 5.31-acre site. Guests will enjoy amenities including breakfast, WiFi, guest laundry, a state of the art fitness center, business center, sundry market and full service beverage and bar. Additionally, an outdoor recreation and gathering area with fire pit and guest use grill. There will be a meeting room to attract corporate clientel.

The proposed Fairfield sits on the east side of the Rochester metropolitan area, with direct access to the I-490 / NY Route 96 corridor and to demand generators that bring visitors from outside the region. The project's location is not incidental to that visitation; it is positioned near the specific institutions and events that generate overnight stays.

• Oak Hill Country Club in Pittsford hosted the 2023 PGA Championship, drawing more than 225,000 spectators, with a significant share arriving from beyond 100 miles. The PGA Championship is scheduled to return in 2035.

• Fairport Canal Days draws more than 200,000 visitors to the Town of Perinton over a single weekend.

• The Erie Canalway Trail produces substantial annual visitation and visitor spending, with non-local travelers accounting for a significant share of lodging-related activity.

• St. John Fisher University and Nazareth University generate athletic, academic, arts, alumni, and family visitation throughout the year.

• Strong Memorial Hospital and the Wilmot Cancer Institute draw patients and families from across Western and Central New York.

• Eastview Mall, the planned Bass Pro Shops destination, the Finger Lakes wine region, the Strong National Museum of Play, and the Rochester International Jazz Festival further broaden the visitor base. The result is a project that serves multiple independent demand segments rather than relying on a single event, employer, or season. That diversification is particularly important for a select-service Marriott product designed to serve business, university, medical, sports, leisure, and family travel.

1251 PVR, LLC is a partnership between Dave Christa and the Daniele Family, both based in Rochester NY and active in the hospitality industry and overall development in Monroe County for many years.

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II.PROJECT (cont'd)

I. Would the project be undertaken without financial assistance from the Agency? ☐Yes ■ No

Please explain why financial assistance is necessary.

The current economic landscape including interest rates, construction costs and regulatory mandates associated with new construction, result in a situation whereby the development of a new hotel would not be economically feasible without this financial assistance.

The new Fairfield Inn and Suites in Pittsford - Perinton, will bring much needed quality inventory of hotel rooms to an area that has not seen any in many years. The investment in the Rochester Riverside Convention Center and push to promote Rochester for tourism and given the link that this area gives to the attractive Finger Lakes region, make this a critical investment in hospitality infrastructure.

J. Are other facilities or related companies located within New York State?

■Yes ☐ No

Location:

Hyatt Regency - 125 E Main St Rochester, Strathallan - 550 East Ave

Country Inn - 2835 Monroe Ave, Oakfield Hotel - 2729 Monroe Ave

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? ☐Yes ■ No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? ☐Yes ■ No

If Yes to either question, explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant or User's competitive position in its respective industry:

K. State Environmental Quality Review (SEQR) Act Compliance

COMIDA, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR).

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?

■ YES - Include a copy of any SEQR documents related to this Project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration, etc.

☐ NO

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III. PROPERTY TAX ABATEMENT/PAYMENT IN LIEU OF TAX AGREEMENT (PILOT)

Check One:

☒ JOBSPLUS

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

☐ LEASEPLUS

Requirements:

- University and/or medical related facilities in which a 501(c)3 entity leases from a for-profit entity.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

☐ ENHANCED JOBSPLUS

Requirements:

- A minimum $15 million investment **AND**
- A minimum of 100 new jobs

☐ GREEN JOBSPLUS

Requirements:

- LEED® Certification – Project must be rated as Certified, Gold, Silver or Platinum by the United States Green
- Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.
- Company must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is _____.

☐ SHELTER RENT

For student housing or affordable housing projects.

☐ Housing

☐ Local Tax Jurisdiction Sponsored PILOT

☐ NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT

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IV. APPLICANT PROJECT COSTS

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipment of the project by the APPLICANT.

Building Construction or Renovation

a. Materials	a. $	8,371,688
b. Labor	b. $	6,849,562

Site Work

c. Materials	c. $	601,150
d. Labor	d. $	491,850
e. Non-Manufacturing Equipment	e. $	
f. Manufacturing Equipment	f. $	
g. Equipment Furniture and Fixtures	g. $	3,211,750
h. Land and/or Building Purchase	h. $	2,900,000
i. Soft Costs (Legal, Architect, Engineering)	i. $	3,825,713
Other (specify) j. Contingency	j. $	1,200,000
k.	k. $	
l.	l. $	
m.	m. $	
Total Project Costs (must equal Total Sources)	$	27,451,713

B. Sources of Funds for Project Costs:

a. Tax-Exempt Industrial Revenue Bond	a. $	
b. Taxable Industrial Revenue Bond	b. $	
c. Bank Financing	c. $	22,000,000
d. TOTAL Public Sources	d. $	

Identify below each state and federal grant/credit totaling the amount for d.)

_____ $_____

_____ $_____

_____ $_____

_____ $_____

e. Equity	e. $	5,451,713
TOTAL SOURCES (must equal Total Project Costs)	$	27,451,713

C. Has the applicant made any arrangements for the financing of this project

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc.

Five Star Bank

V. COMPLETE FOR EACH USER/TENANT THAT IS SEEKING SALES TAX EXEMPTIONS USER(S)/TENANT(S) PROJECT COSTS

Use additional sheets as necessary

Company Name _____

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement, and/or equipping of the project by the user(s)/tenant(s) for which a sales tax exemption is requested.

Estimated Costs Eligible for Sales Tax Exemption Benefit

a. Materials	a. $	
b. Labor	b. $	
c. Non-Manufacturing Equipment	c. $	
d. Manufacturing Equipment	d. $	
e. Furniture and Fixtures	e. $	
Other (specify): f.	f. $	
g.	g. $	
h.	h. $	
i.	i. $	
Total Project Costs	$	

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Value of Incentives
1251 PVR LLC

A. IDA PILOT Benefits:	
Current Assessment	$418,500
Value of New Construction & Renovation Costs	$8,972,838
Estimated New Assessed Value Subject to IDA	$9,391,338
Current Taxes	$16,945
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/$1,000	9.29000
Local Tax Rate* Tax Rate/$1,000	2.57000
School Tax Rate /$1,000	28.63000
Total Tax Rate	40.49000

B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	$974,768
Estimated duration of ST exemption:	12/31/2028

C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	$165,000

D. Industrial Revenue Bond Benefit	
IRB inducement amount:	$0

E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	$2,864,985
Project Construction Costs:	$27,451,713
	10.44%

PILOT Schedule

PILOT Year	% Abatement	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT***	Net Exemption**
	Total	$516,911	$142,999	$1,593,019	$2,252,929	$3,978,145	$1,725,217
1	90%	$8,336	$2,306	$25,689	$36,331	$363,310	$326,979
2	80%	$17,005	$4,704	$52,406	$74,115	$370,576	$296,461
3	70%	$26,018	$7,198	$80,181	$113,396	$377,988	$264,592
4	60%	$35,384	$9,789	$109,046	$154,219	$385,548	$231,329
5	50%	$45,115	$12,481	$139,034	$196,629	$393,259	$196,629
6	40%	$55,220	$15,276	$170,178	$240,674	$401,124	$160,450
7	30%	$65,712	$18,179	$202,512	$286,402	$409,146	$122,744
8	20%	$76,601	$21,191	$236,071	$333,863	$417,329	$83,466
9	10%	$87,900	$24,317	$270,891	$383,108	$425,676	$42,568
10	0%	$99,620	$27,559	$307,010	$434,189	$434,189	$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: 1251 PVR, LLC

Applicant: ☒ **or** **User/Tenant:** ☐

Applicant/Tenant creating jobs must submit most recent NYS-45 or equivalent.

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be **RETAINED**	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	0	0	13	13
Part Time (PTE)	0	0	18	18
Total	0	0	22	22

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes: Monroe County, Orleans County, Genesee County, Wyoming County, Livingston County, Ontario County, Wayne County, Yates County, and Seneca County chosen at the Agency's discretion.

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VIII. LOCAL LABOR

To be completed by all Applicants and Users/Tenants of Projects which include the construction of new, expanded or renovated facilities:

Company Name 1251 PVR, LLC

Applicant: ☐ **and/or User/Tenant:** ☐

The County of Monroe Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Monroe County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Monroe County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs are vital to the overall employment opportunities and economic growth in Monroe County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices ("construction workers"), during the construction phase of projects.

100% Local Labor
Applicants receiving IDA benefits ***must*** ensure that the it and/or its contractor/developer hire ***100% of its construction workers from the local labor market***.

Local Labor Market
For the purpose of this policy, the local labor market is defined as construction workers residing in the following counties in New York State: Monroe, Genesee, Livingston, Orleans, Ontario, Seneca, Steuben, Wayne, Wyoming and Yates.

Bid Processing
Local participation in qualified projects receiving IDA economic incentives and benefits is vital to the economic growth of Monroe County. As such, all applicants/contractors/developers of a qualified project with a minimum $5,000,000 investment must place any and all invitations to bid in the Builders Exchange of Rochester Plan Room (https://robex.com/planroom/) two weeks before the bids are due.

Monitoring
A third-party auditing firm ("Project Monitor") will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

Once approved for IDA benefits, all applicants will be required to provide to the Project Monitor and the Exemption Processor (as hereinafter defined) the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project; and

2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions.

All Monroe County IDA projects are subject to local monitoring by the IDA and the Project Monitor. Proof of residency or copy of drivers' license shall be checked by the Project Monitor during the Project Monitor's periodic inspection of the project.

The Project Monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, the Project Monitor shall notify the applicant and contractor of such non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or the Project Monitor shall notify the applicant that the project is in violation of the Monroe County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

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Signage
The applicant/contractor/developer of an IDA approved project shall be required to maintain a sign, provided by the Project Monitor, on the project site at all times during construction. This sign shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible.

Exemption Process
In some instances, use of 100% local labor may not be possible for any of the following reasons:

- Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (a copy of the equipment warranty confirming the use of specific installers must be provided). The granting of an exemption for the use of non-local labor on warranty related grounds is expressly conditioned on either (i) said non-local sub-contractors being enrolled in a New York State certified apprenticeship program (proof of such enrollment shall be provided to the IDA upon request) or (ii) the hiring of an apprentice/apprentices or local construction laborer(s) to assist in the installation.

- Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work (proof of communication with local contractors, or details of the specialized construction must be provided);

- Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project. Three (3) bids are required and a cost differential of 25% is deemed significant. Where there is a significant cost differential, that if the local labor contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 25% or more, a waiver will be granted (copies of all bids/proposals received, including pricing, must be provided to confirm cost differential).

- No local labor available for the project (if local bids were solicited with no response, please provide a copy of the bid, explain how it was advertised, and list who the bids were requested from).

The request to secure an exemption ***for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party exemption monitor (the "Exemption Processor") and received by the Exemption Process forty-five (45) days in advance of work commencing.*** The request will be reviewed by the Exemption Processor and forwarded to the IDA, at which time the IDA's Executive Director shall have the authority to approve or disapprove the exemption. The Exemption Processor shall report each authorized exemption to the Board of Directors at its monthly meeting.

The applicant has read the Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same.

The foregoing terms have been read, reviewed and understood by the Applicant or User/Tenant and all appropriate personnel. Furthermore, the undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialman. Furthermore, the undersigned agrees to post and maintain a sign, provided by COMIDA, in a prominent, easily accessible location, identifying the project as a recipient of COMIDA assistance and the local labor requirements associated with this assistance.

Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

1251 PVR, LLC	
(APPLICANT COMPANY)	(TENANT COMPANY)
Signature , Title Date	Signature , Title Date
Member 10/22/2026	

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IX. FEES

Transaction Type	Fees
Real Property Tax Abatement (PILOT Agreement) including Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption.	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 0.75% of the total project cost **Legal Fee:** 33% of the IDA fee. Minimum fee of $4,000.
Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 0.50% of the total project cost **Legal Fee:** 33% of the IDA fee. Minimum fee of $4,000 if transaction includes mortgage recording tax exemption. Minimum fee of $750 if transaction is sales tax exemption only.
Small Business Sales Tax Exemption (Non-retail projects with total project costs under $500,000)	**Application Fee:** Non-refundable $350.00 **IDA Fee:** Flat fee of $750 ($500 for certified M/WBE or certified service disabled Veterans) **Legal Fee:** Flat fee of $750
Bond: Taxable or Tax-Exempt Including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption 3. Partial Mortgage Recording Tax Exemption	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 1.25% of the total project cost **Legal Fee:** 33% of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt	**Application Fee:** Non-refundable $350.00 **IDA Fee:** 1.00% of the total project cost **Legal Fee**: 33% of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

1251 PVR LLC

(APPLICANT COMPANY)

member 10/22/26

Signature , Title Date

(TENANT COMPANY)

Signature , Title Date

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X. CERTIFICATION

The undersigned company officer and/or user/tenant officer each hereby certifies, on behalf of the company and/or user/tenant, respectively (each singularly and together, the "Applicant"), as follows:

A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.

B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which have ownership of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.

C. Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described: _____

_____

D. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

E. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

F. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

G. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

H. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.

I. Applicant hereby releases the COMIDA ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

1251 PVR, LLC

Member 10/22/26

Signature , Title Date

TENANT COMPANY

_____

_____

Signature , Title Date

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County of Monroe Industrial Development Agency
MRB Cost Benefit Calculator

Cost-Benefit Analysis Tool powered by MRB Group

Date November 17, 2026
Project Title 1251 PVR LLC
Project Location 1251 Pittsford Victor Road, Pertinton, NY 14534

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
$27,451,713

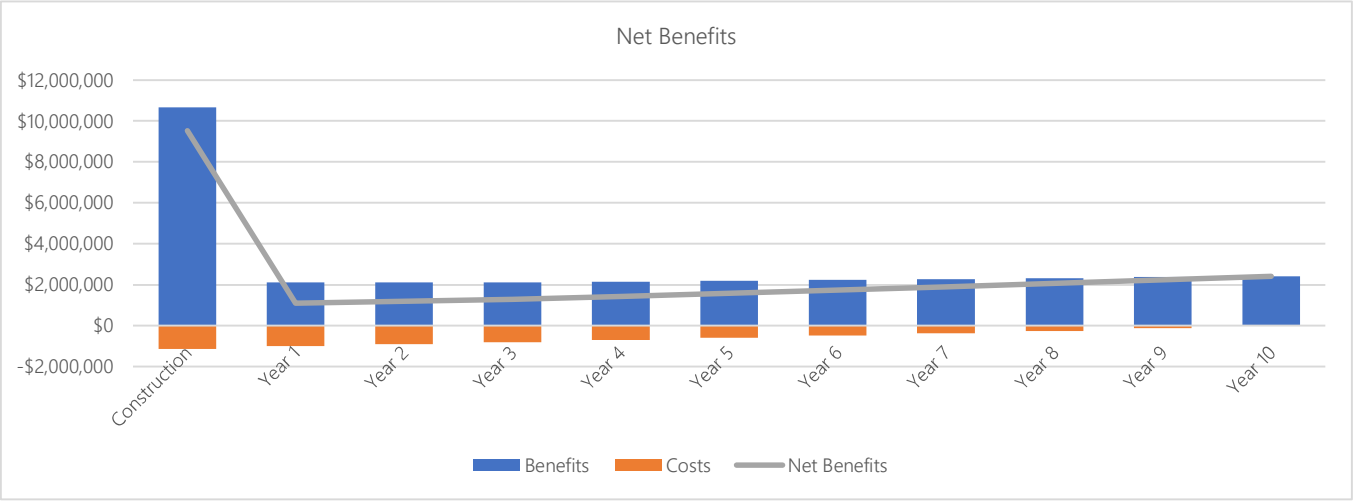
Temporary (Construction)

	Direct	Indirect	Total
Jobs	138	31	169
Earnings	$8,463,423	$1,605,860	$10,069,283
Local Spend	$21,961,370	$5,466,600	$27,427,971

Ongoing (Operations)
Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	22	7	29
Earnings	$13,969,519	$7,042,828	$21,012,347

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

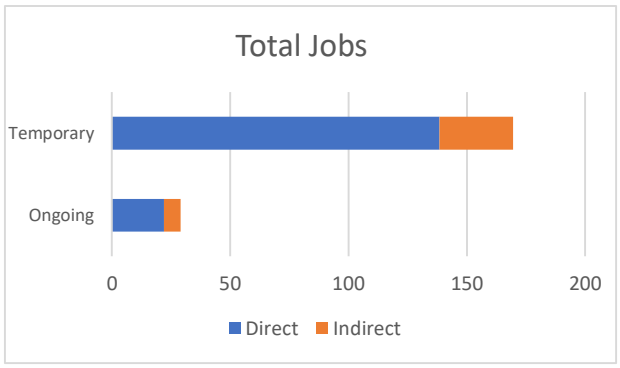
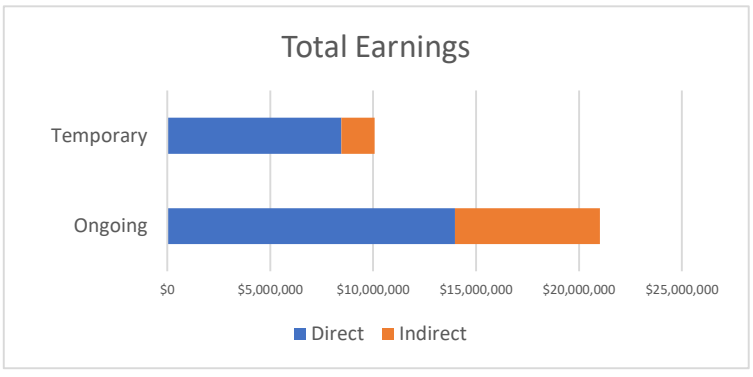


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

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Fiscal Impacts

MRB group

Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	$5,278,169	$4,903,764
Sales Tax Exemption	$974,768	$974,768
Local Sales Tax Exemption	*$487,384*	*$487,384*
State Sales Tax Exemption	*$487,384*	*$487,384*
Mortgage Recording Tax Exemption	$165,000	$165,000
Local Mortgage Recording Tax Exemption	*$55,000*	*$55,000*
State Mortgage Recording Tax Exemption	*$110,000*	*$110,000*
Total Costs	**$6,417,937**	**$6,043,532**

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	**$38,191,865**	**$35,087,710**
To Private Individuals	$31,081,630	$28,891,977
Temporary Payroll	*$10,069,283*	*$10,069,283*
Ongoing Payroll	*$21,012,347*	*$18,822,694*
Other Payments to Private Individuals	*$0*	*$0*
To the Public	$7,110,235	$6,195,733
Increase in Property Tax Revenue	*$6,892,664*	*$5,993,489*
Temporary Jobs - Sales Tax Revenue	*$70,485*	*$70,485*
Ongoing Jobs - Sales Tax Revenue	*$147,086*	*$131,759*
Other Local Municipal Revenue	*$0*	*$0*
State Benefits	**$1,616,245**	**$1,502,383**
To the Public	$1,616,245	$1,502,383
Temporary Income Tax Revenue	*$453,118*	*$453,118*
Ongoing Income Tax Revenue	*$945,556*	*$847,021*
Temporary Jobs - Sales Tax Revenue	*$70,485*	*$70,485*
Ongoing Jobs - Sales Tax Revenue	*$147,086*	*$131,759*
Total Benefits to State & Region	**$39,808,110**	**$36,590,093**

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	$35,087,710	$5,446,148	6:1
State	$1,502,383	$597,384	3:1
Grand Total	**$36,590,093**	**$6,043,532**	**6:1**

*Discounted at 2%

Additional Comments from IDA

This is a good project.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

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TOWN OF PERINTON
1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796
(585) 223-0770 ■ Fax: (585) 223-3629 ■ www.perinton.org

PLANNING BOARD
Meeting Date: 5/15/24

MAY 17 2024 AM10:37

Christa Construction
64 Commercial Street, Suite 401
Rochester, NY 14614
Attn: Brian McKinnon

Passero Associates
242 W. Main Street, Suite 100
Rochester, NY 14614
Attn: Joshua Saxton

Dear Sir:

Please be advised that the following action was taken by the Perinton Planning Board.

RE: Passero Associates, as Engineer for 1251 PVR, LLC, owner of property located at 1251 Pittsford Victor Road (tax id# 193.02-1-27.111 and tax id#193.02-1-27.112), requesting preliminary & final site plan approval to construct a 3-story ±18,500 sf hotel, with walkout basement on a 5.3 acre site.
Said property being zoned Restricted Business.

- **(SEQR Neg Dec. was determined by the Town Board at the time SUP was granted on 1/10/24. SUP had conditions of approval.)**
- **On 3/20/24, the Planning Board deferred decision until such time as the site can be reviewed to address the size of the retaining walls as well as the other comments made by the Planning Board. The applicant requested to stop the clock.**

The Planning Board granted preliminary site plan approval for plans received by the Town on 4/12/24 subject to the following conditions:

1) Satisfaction of any remaining concerns of the DPW/BCD.

2) Large trees that are 8" or larger within and adjacent to the 20' buffer area as identified on the Tree Conservation Plan shall be preserved to every extent practicable.

3) A scour monitoring plan of the stream embankment adjacent to the parking lot shall be in place with the DPW prior to signature of the plans.

4) Applicant shall list on the final plans submitted for signature, the date they received the Special Use Permit from the Town Board.

Motion carries 6-0.

The Planning Board granted final site plan approval for plans received by the Town on 4/12/24 subject to the following conditions:

If you wish to review the final minutes regarding this discussion on the application, please contact Lori Stid, the Director of Volunteer Boards, at the Town Hall.

Please note that the date supplied hereon is for information only and cannot be used for construction purposes. Subdivision maps **must be filed in the Monroe County Clerk's Office prior to issuance of a Building Permit.** Site Plan Maps shall have the signature and date of the Town Engineer, Commissioner of Public Works, Planning Board Chairman, the Planning Board Attorney, Fire Chief, and any and all affected agencies **prior** to the issuance of a Building Permit.

Dated: May 17, 2024

Chris L. Mueller
Volunteer Board Coordinator