



BOARD MEETING AGENDA

August 18, 2026

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – July 21, 2026
- D. Public Comments
- E. Local Labor Monitoring Report
- F. Local Labor Exemptions Report
- G. Financial Report
- H. Applications for Consideration
 - 1. Pane Vita, LLC
 - 2. Crazy Dog T-Shirts
 - 3. 107 St. Bridget's Drive LLC/Finger Lakes Chemicals, LLC
 - 4. Shoecraft Road Apartments, LLC
 - 5. BTC Block 20 Partnership, L.P./Bonadio & Company, LLP
 - 6. King Park 2022 LLC
 - 7. 308 Atlantic LLC/JSWG Supply LLC
 - 8. Panorama Landing, LLC/Town Square Health
 - 9. Pittsford Canalside Properties LLC
- I. Project Modifications
 - 1. XC International, LLC – New Tenant
 - 2. Precise Tool & Manufacturing, Inc. – Increase
 - 3. Vistas - Increase
- J. Executive Session – to discuss the proposed acquisition and sale of real property where the value could be significantly affected by public disclosure.
- K. Executive Director – Discussion Items
 - o Dashboard
- L. Chair Discussion Items
- M. Adjourn Meeting

Next meeting: Tuesday, September 15, 2026



BOARD MEETING MINUTES

July 21, 2026

Time & Place: 12:00 p.m. at City Place

Board Present: T. Tolefree, N. Jones, R. King, L. Bolzner, B. Hickey, M. Velazquez

Absent: R. Ryerse

Also Present: A. Liss, A. Clark, R. Finnerty, R. Baranello, Esq., H. Maffucci, A. Kingston, K. Loewke

T. Tolefree called the meeting to order at 12:02 p.m. and N. Jones led the board in the Pledge of Allegiance.

On motion by R. King, second by L. Bolzner, all aye, minutes of the June 16, 2026 meeting were approved.

Chair Tolefree invited those who had signed up for public comment to come forward. The following individuals spoke: Mike Stafford, Rebecca Collins and Ellen Henry.

K. Loewke presented the Local Labor Monitoring report for June 2026.

K. Loewke presented the Local Labor Exemption report for June 2026.

A. Kingston presented the Financial Report for June 2026.

S. Carl from High Probability Advisors presented an investment report for Q1 2026.

Executive Director Liss presented the following projects for consideration:

Qualitrol Company LLC

Qualitrol Corp., a manufacturer of substation and transformer monitoring and protection devices used by electric utilities and original equipment manufacturing companies, is proposing the expansion of its 30,000 square foot facility in the Town of Perinton by an additional 60,000 square feet. The proposed expansion will allow Qualitrol to add new equipment and increase employees to meet growth goals. Qualitrol plans to create 117 new FTEs in addition to its existing 245 FTEs. The \$15.5 million project is seeking a custom real property tax abatement supported by the Town of Perinton and a sales tax exemption. The cost benefit ratio is 163:1.

The applicant was represented by Jim Niederst, Global Vice President. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were no comments at the public hearing held on April 15, 2026.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON APRIL 15, 2026, WITH RESPECT TO A CERTAIN PROJECT UNDERTAKEN BY QUALITROL CORPORATION, OR A RELATED ENTITY FORMED OR TO BE FORMED

(COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT AND (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by M. Velazquez, second by R. King for inducement and final resolution approving a sales tax exemption and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

WDG2, LLC

WDG2, LLC, is planning to construct a 24-unit residential development consisting of seven buildings and a mix of one, two, and three-bedroom units in the Town of Perinton. Rents will range from \$2,900 to \$4,000. The \$10.6 million project is seeking a mortgage recording tax exemption, sales tax exemption, and qualifies for the HousingPlus real property tax abatement recommended in the Housing Study. The project is projected to create 2 direct FTEs and has a benefit/incentive ratio of 8:1.

The applicant was represented by Dennis Wilmot and Jim Barbato. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance, and does not anticipate any local labor exemptions at this time. R. Finnerty stated there were comments at the public hearing held on July 15, 2026 and that staff has distributed those comments to the board.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY WDG2 LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by B. Hickey, second by R. King, inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

2695 Commercial LLC

2695 Commercial LLC, is planning to construct a four-story apartment building containing 86, age-restricted residential units for adults aged 55 and older in the Town of Henrietta. Rents will range from \$1,620 for a one bedroom to \$2,620 for a 3 bedroom. Community-based amenities include indoor pickleball court, fitness center, and gathering center. The \$24.5 million project is seeking a mortgage recording tax exemption, sales tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the Housing Study. The project is projected to create 2 direct FTEs and has a benefit/incentive ratio of 10:1.

The applicant was represented by Michael Spoleta. The applicant confirmed awareness of the local labor policy and that exemptions must be requested 45 days in advance. The applicant indicated that one local labor exemption may be needed in connection with the installation of gypcrete. R. Finnerty stated there were no comments at the public hearing held on July 15, 2026.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 15, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY 2695 COMMERCIAL LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

On motion by L. Bolzner, second by N. Jones, inducement and final resolution approving a sales tax exemption, partial mortgage recording tax exemption and partial real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Executive Director Liss presented the following modifications for considerations:

Howitt Bayview - Increase

Howitt-Bayview, LLC, is in the process of constructing a 60-unit, four-story residential apartment building in the town of Penfield. The project includes set asides for senior living and affordable housing. The project was approved by the board in January 2022 for a mortgage recording tax exemption, sales tax exemption and real property tax abatement. The applicant was approved for an extension in 2025 due to construction delays. The applicant is now requesting an increase in sales tax exemption due to realization of additional construction and material costs. The new sales tax exemption is now not to exceed \$659,940.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (I) ADDITIONAL FINANCIAL ASSISTANCE TO HOWITT-BAYVIEW LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (II) THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by L. Bolzner, to approve an increase in project costs, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Lang & Son's Properties LLC - Increase

Lang and Son's Properties LLC, a real estate holding company, is in the process of constructing a 16,000 square foot building in the Town of Henrietta for its tenant, Kaplan Schmidt Electric Inc., a related entity. The project was approved for sales and mortgage recording tax exemptions, and a real property tax abatement by the board in February 2026. The applicant is requesting an increase in sales and mortgage recording tax exemptions due to cost increases attributed to rising prices, unforeseen site work costs, labor shortages, and permitting costs. The new sales tax exemption is not to exceed \$112,640 and the new mortgage recording tax exemption is not to exceed \$18,750. The total project cost is now \$3,000,000.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO LANG AND SON'S PROPERTIES LLC IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY AND (ii) THE EXECUTION OF RELATED DOCUMENTS.

On motion by R. King, second by B. Hickey, to approve an increase in project costs, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Erie Materials LLC – PILOT Modification

Erie Materials, Inc., a building materials distributor, is purchasing 911 Brooks Ave, the vacant hotel in the Town of Gates. The applicant is planning to demolish the building and construct a 49,000 square foot warehouse and a 13,000 square foot office and showroom. In June of 2026, the project was approved for a sales tax exemption, mortgage tax exemption, and real property tax abatement. The Agency is considering modifying its previously approved real property tax abatement to help offset approximately \$400,000 in unanticipated costs that the applicant is required to incur to repair and maintain county-owned infrastructure located within a county easement on the project site. A new public hearing was held on July 20th. The new cost benefit ratio is now 20:1 (originally 24:1).

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 20, 2026, WITH RESPECT TO A CERTAIN PROJECT BEING UNDERTAKEN BY ERIE MATERIALS, INC., OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND (ii) AUTHORIZING THE MODIFICATION OF THE REAL PROPERTY TAX ABATEMENT PREVIOUSLY APPROVED BY THE AGENCY AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

R. Finnerty stated that there were no comments at the supplemental public hearing held on July 20, 2026.

On motion by R. King, second by B. Hickey, to approve a modification of the real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Legacy Tower LLC – PILOT Modification

Legacy Tower, LLC, the former Bausch & Lomb tower located in the City of Rochester, has requested a modification to the existing PILOT Agreement. Originally approved in 2014, the custom twenty-year PILOT Agreement was put in place to enable the developer to lower occupancy costs to incentivize current tenants to renew leases and attract out-of-town firms to relocate to Rochester. Recently, the Company has stated that the PILOT payments exceed the amount of real property taxes that would otherwise be payable absent the PILOT Agreement and have requested an amendment to adjust the PILOT payments for the remainder of the term.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE AMENDMENT TO THAT CERTAIN PAYMENT IN LIEU OF TAX AGREEMENT, DATED AS OF AUGUST 1, 2014, BY AND BETWEEN THE AGENCY AND LEGACY TOWER LLC (THE "COMPANY") WITH RESPECT TO A CERTAIN PROJECT AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by L. Bolzner, second by N. Jones, to approve a modification of the real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Charlotte Square Apartments LLC - Assumption

Charlotte Square Property, a real estate holding company, is purchasing the apartment building in the City of Rochester located on Charlotte Street. The building consists of 72 market rate apartments with eight units set aside for those earning up to 100% AMI. The original approval included a special twelve-year PILOT that is expected to end in 2029.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE ASSIGNMENT BY CHARLOTTE SQUARE APARTMENTS, LLC OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT LOCATED ON CHARLOTTE STREET IN THE CITY OF ROCHESTER, NEW YORK, TO CHARLOTTE SQUARE PROPERTY, LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; AND THE EXECUTION OF RELATED DOCUMENTS.

On motion by B. Hickey, second by R. King, to approve the sale of the facility and assignment of the real property tax abatement, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	B. Hickey	Yea
N. Jones	Yea	R. Ryerse	Absent
M. Velazquez	Yea		

Chair Tolefree reported that the Compliance Committee met on July 14th to discuss compliance matters with respect to certain COMIDA projects.

The committee reviewed the Sales Tax Recapture Report and an update on the status of projects that have failed to make the required payments under their respective PILOT Agreements.

The committee reviewed the job compliance report which provides information regarding companies seeking a waiver from the job creation requirements contained in the PILOT Agreements. The committee is recommending job waivers be granted for 19 projects during 2025.

On motion by L. Bolzner, second by B. Hickey, all aye, motion carried to grant a waiver to the following projects as identified by project code:

2602 13 068
2602 14 029
2602 15 065
2602 15 079
2602 16 031
2602 16 055
2602 17 004
2602 18 062
2602 19 011
2602 19 017
2602 19 027
2602 19 028
2602 19 048

COMIDA Board Meeting Minutes

July 21, 2026

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2602 20 003

2602 20 007

2602 20 012

2602 20 039

2602 21 018 A

2602 21 050

Executive Director Liss presented a request from VisitRochester for an additional \$15,000 to cover the remaining costs associated with America's 250th Celebration.

On motion by R. King, second by T. Tolefree, a roll call vote resulted as follows, and the motion did not carry:

T. Tolefree	Nay	R. King	Yea
L. Bolzner	Nay	B. Hickey	Nay
N. Jones	Nay	R. Ryerse	Absent
M. Velazquez	Abstain		

There being no further business to discuss, on motion by B. Hickey, second by L. Bolzner, all aye, the regular meeting of the Board was adjourned at 1:24 p.m.



July 2026 Monthly C.O.M.I.D.A. Report

August 5th, 2026

1. This report covers our site visits between **July 1st, 2026** and **June 31st, 2026**.
2. During this period Loewke Brill made **72** monthly site visits.
3. During this period Loewke Brill made **2** follow-up visits.
4. Loewke Brill checked for residence with **875** workers.
5. Of those workers, there were **4** non-compliant.
 - a. 0 – No proof of residence
 - b. 3 – Out of Area
 - i. 135 FedEx Way – 07/27/26 – 3 workers from Heartland Construction out of area. All out of area workers off site as of 07/28/26
 - c. 1 – Invalid ID
 - i. 2851 Clover, LLC – 07/30/26 – 1 worker from Cantenary invalid ID, compliant on follow up visit 07/31/26
6. There was “1” new COMIDA sign(s) delivered
 1. Fine Bagels Inc

July 2026 COMIDA Verified Local Labor Exemption Report

Board Meeting – August 18th, 2026

The following Verified Local Labor Exemption Requests were processed in July 2026

- Delmonte Development, LLC – GFY Services LLC – Specialized Construction - GFY Services, LLC, located in Valley, Alabama, will be installing Marriott branded furniture, fixtures and equipment at the DelMonte Development, LLC project located at 460 East Henrietta Road in Rochester. Marriott Hotels have their own furniture they use at their properties for which they use authorized installation teams around the country. “Mgroup” (Mstone and Mshower) are Marriott brand specified suppliers of custom specialty furnishings and fixtures for the AC Hotel and Element Hotel brands. The products that Mgroup manufactures require specialty trained teams and personnel to assemble and install these products. For this project, they will be performing the following work: installing all guestroom casework, installing all guestroom shower systems, installing all first floor/common space casework/furniture, and installing 1st floor bar systems. Certified installation partners undergo factory approved training for Mgroup products. GFY Services is one of the approved and certified installation partners of Mgroup. There are no local Mgroup certified installation partners in the upstate New York region. The total number of workers on this project will be no more than 6.
- 40 Jet View Drive LLC – Murphy Brothers Contracting – No Local Labor Available - Burnett General Contracting is handling all construction on the 40 Jet View Drive LLC project on Jet View Drive in Rochester. They have hired F.G. Rayburn Mason Contractors, a local company, to perform masonry work on the project. Unfortunately, Rayburn is running incredibly thin on labor, and cannot commit to fully staffing the job, thus putting the project schedule in limbo. Chris Burnett, the president of Burnett General Contracting, reached out to several local companies that unfortunately cannot commit to the schedule. He also spoke to BAC Local 3 (Bricklayers & Allied Craftworkers), but their price would be significantly higher than Rayburn. They are hoping to supplement the labor shortage with employees from Murphy Brothers Contracting, located in Auburn NY, to assist with the labor on spread footings along with some Burnett employees. Rayburn would then come in and finish the job once more labor is available. The project is already behind schedule and are hoping to be operational for their International Optics Seminar in October of 2027. This exemption would only seek a total of 6 out of area workers.

COMIDA
Statement of Financial Position

	Year To Date 07/31/2026	Year Ending 12/31/2025
	Actual	Actual
Assets		
Current Assets		
Cash and Cash Equivalents	1,304,052	593,478
Cash - Grant Funding	4,186,635	9,448,940
Short Term Investments	16,168,073	17,431,162
Prepaid Expenses	16,891	27,203
Other Current Assets	117,369	141,170
Total Current Assets	21,793,020	27,641,953
Long-term Assets		
Property & Equipment	11,034	12,683
Other Long-term Assets	150,041	150,041
Total Long-term Assets	161,075	162,724
Total Assets	21,954,095	27,804,677
Liabilities and Net Assets		
Liabilities		
Short-term Liabilities		
Accounts Payable	306,114	160,254
Accrued Liabilities	710,134	599,977
Grant Liabilities	4,186,635	9,448,940
Total Short-term Liabilities	5,202,883	10,209,171
Long Term Liabilities	227,418	227,418
Total Liabilities	5,430,301	10,436,589
Net Assets		
Net Assets	17,368,089	18,998,413
Change In Net Assets	(844,295)	(1,630,325)
Total Net Assets	16,523,794	17,368,088
Total Liabilities and Net Assets	21,954,095	27,804,677

Summary Statement of Activities - All Funds with Prior Year

	Year To Date 07/31/2026	Year To Date 07/31/2026	Prior Year To Date 07/31/2025
	Actual	Budget	Actual
Revenue			
Fee Income	1,228,063	186,582	544,497
Interest Income	260,554	388,065	433,700
Gain on Sale of Fixed Assets	0	0	30,902
Total Revenue	1,488,617	574,647	1,009,099
Payroll	333,880	343,700	299,085
Program & Community Development	1,606,470	1,439,921	994,696
General & Administrative	466,655	541,225	462,140
APEX Activity, Net	(74,093)	0	(132,545)
Total Expenses	2,332,912	2,324,846	1,623,376
Change In Net Assets	(844,295)	(1,750,199)	(614,277)



APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

Crazy Dog T-Shirts, Inc.
21 Humboldt St
Rochester, NY 14609

PROJECT ADDRESS:

472 Atlantic Ave
Rochester, NY 14609

PROJECT SUMMARY:

Crazy Dog T-Shirts, Inc., a design and printing company currently operating in the City of Rochester, recently purchased and is locating its operations to 472 Atlantic Ave. Crazy Dogs T-Shirts, Inc., is proposing to renovate the building's interior and purchase new state-of-the-art screen-printing equipment. The \$2.4 million project is expected to create 6.5 FTEs in addition to its existing 61 FTEs. The applicant is seeking approval for sales tax exemption. The benefit/incentive ratio is 53:1.

PROJECT AMOUNT:

\$2,450,00 – Sales Tax Exemption Only

EXEMPTIONS:

\$104,000

JOBS: EXISTING:

61 FTEs

NEW:

6.5 FTEs

PUBLIC HEARING DATE:

August 13, 2026

BENEFIT TO INCENTIVE RATIO:

53:1

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August 18, 2026
Project Title Crazy Dog T Shirts
Project Location 472 Atlantic Ave Rochester, NY 14609

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

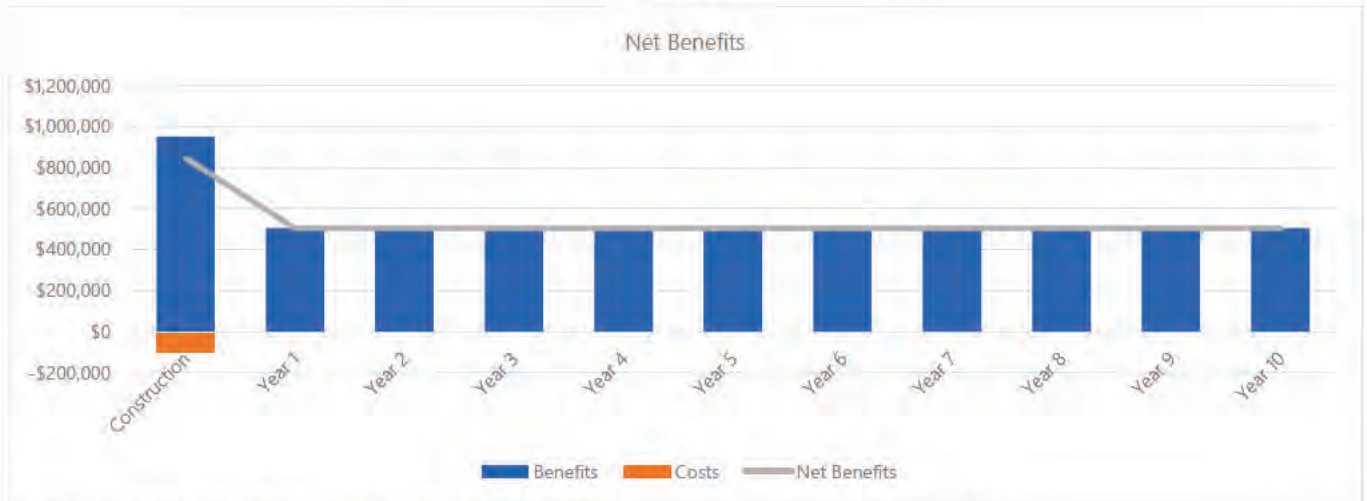
Project Total Investment:

\$2,450,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	12	3	15
Earnings	\$755,340	\$143,319	\$898,660
Local Spend	\$1,960,000	\$487,881	\$2,447,881

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	7	0	7
Earnings	\$3,850,000	\$910,448	\$4,760,448

Figure 1



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

Figure 2

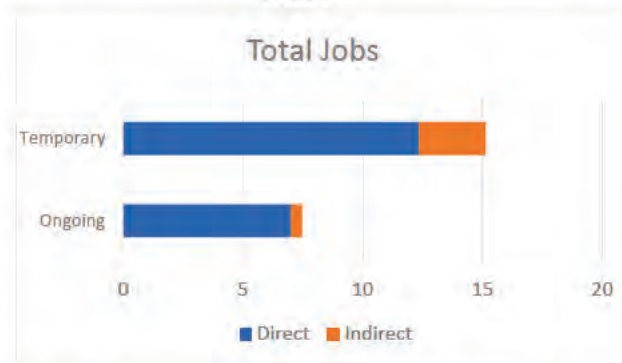


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$104,000	\$104,000
Local Sales Tax Exemption	\$52,000	\$52,000
State Sales Tax Exemption	\$52,000	\$52,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$104,000	\$104,000

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$5,698,721	\$5,210,996
To Private Individuals	\$5,659,107	\$5,174,772
Temporary Payroll	\$898,660	\$898,660
Ongoing Payroll	\$4,760,448	\$4,276,113
Other Payments to Private Individuals	\$0	\$0
To the Public	\$39,614	\$36,223
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$6,291	\$6,291
Ongoing Jobs - Sales Tax Revenue	\$33,323	\$29,933
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$294,274	\$269,088
To the Public	\$294,274	\$269,088
Temporary Income Tax Revenue	\$40,440	\$40,440
Ongoing Income Tax Revenue	\$214,220	\$192,425
Temporary Jobs - Sales Tax Revenue	\$6,291	\$6,291
Ongoing Jobs - Sales Tax Revenue	\$33,323	\$29,933
Total Benefits to State & Region	\$5,992,995	\$5,480,084

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,210,996	\$52,000	100:1
State	\$269,088	\$52,000	5:1
Grand Total	\$5,480,084	\$104,000	53:1

*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

Motion By: _____
Seconded By: _____

RESOLUTION
(Crazy Dog T-Shirts, Inc. Project)
OSC Code 2602-26-028A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's offices located at 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON APRIL 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY CRAZY DOG T-SHIRTS, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **CRAZY DOG T-SHIRTS, INC.**, a New York corporation for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of (A) the renovation and modernization of an existing approximately 86,914± square-foot building (the "Existing Improvements") located at 472 Atlantic Avenue in the City of Rochester, New York 14609, including, but not limited to, improvements to the interior production and office space, structural improvements, new HVAC and electrical systems, and exterior enhancements (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of state-of-the-art screen-printing machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use as the Company's headquarters and screen-printing operations; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Project and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Thursday, August 13, 2026, at 10:15 a.m., local time, at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project and (ii) provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions for purchases and rentals related to the Project; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purpose of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant

of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to SEQRA, the Project constitutes a "Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, renovate and equip the Facility, and such appointment includes the following activities as they relate to the renovation, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency).

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$1,300,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$104,000**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 5. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 6. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate the Project Agreement, pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project.

Section 7. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: Crazy Dog T-shirts
Address: 21 Humboldt St
City/State/Zip: Rochester, NY 14609
Tax Id No.: [REDACTED]
Contact Name: Bill Kingston
Title: Owner/CEO
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Katherine McGuire
Firm: Woods Oviatt Gilman LLP
Address: 1900 Bausch and Lomb Pl
City/State/Zip: Rochester, NY 14604
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
<u>William Kingston</u>	<u>100</u>	<u>CEO/Owner</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

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

II. PROJECT

A. Address of proposed project facility

Address: 472 Atlantic Ave

Tax Map Parcel Number: 122.22-1-8

City/Town/Village: Rochester

School District: RCSD

Zip: 14609

Current Legal Owner of Property:

Phillips Real Estate 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
<u>William Kingston</u>	<u>100</u>	<u>CEO/Owner</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: 9/1/26

Anticipated Completion Date: 2/1/27

G. Contractor(s)

LeFrois Builders Inc.

II.PROJECT (cont'd)

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

NAICS Code: **323113**

What started as a class project in Bill Kingston's Ithaca College Dorm room 20+ years ago, screenprinting funny t-shirts and selling them on "the web" has now grown into the number one source online for funny t-shirts, hats, socks, mugs, underwear and more. Headquartered right here in Rochester, Crazy Dog T-shirts employs over 60 people responsible for designing, printing, warehousing and marketing the company's wide array of novelty items.

To keep up with demand, fulfilling thousands of orders a day from over a dozen online marketplaces, shipping all over the world, the company needs to increase its physical space. This will allow for more equipment, more inventory, and the hiring of additional employees - all desperately needed to help the company keep pace with its current growth track.

With this assistance, we are completely renovating the interior of the building and purchasing newer state of the art screenprinting equipment, to bring the production portion of the operation more in line with efficiencies and best practices that are not currently feasible with the limitations of our current space. Working with trusted contractors from the local area to improve the physical structure of the building internally, plus integrate newer electrical and HVAC components, and hiring local artists to make improvements to the exterior, we will build a new headquarters that will serve as a boon to the company, county, and city.

As these pieces fall into place, Crazy Dog T-shirts will have the time, space, and resources to hire more employees, giving the company the capacity to grow its existing product lines, and also expand into the highly competitive and potentially very lucrative licensed apparel space. The expectation is that this will both build upon and supercharge the business growth that characterizes the company's first 20 years of existence.

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.

COMIDA's assistance will be vital in helping the company secure much needed space for growth, additional equipment and employees, plus allow for a much more streamlined and efficient operation. All factors are vital for both maintaining and strengthening the company's competitive advantage in the marketplaces where it operates.

Additionally, it is important to continue the company's growth in the same neighborhood where operations began in earnest 20 years ago.

Increasing our space from ~60,000 sq ft to about 50% more, ~90,000 sq ft will be integral to the company's continued growth and success.

This is the right space, in the right place, at the right time, to enable the company to re-enforce its roots right here in Monroe County, in the North Winton neighborhood of Rochester.

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

☐ Yes ☒ No

Location:

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:

The company is rooted in Rochester, and
feels a deep commitment to the community.

This assistance will allow Crazy Dog T-shirts to continue
growing right in bigger facility that will allow us to continue to grow.

- 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

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**

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. \$ 1,100,000
b. Labor b. \$ 1,100,000

Site Work

- c. Materials c. \$ _____
d. Labor d. \$ _____
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ 50,000
g. Equipment Furniture and Fixtures g. \$ 50,000
h. Land and/or Building Purchase h. \$ _____
i. Soft Costs (Legal, Architect, Engineering) i. \$ 50,000
Other (specify) j. moving j. \$ 100,000
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____
Total Project Costs \$ 2,450,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ _____
d. TOTAL Public Sources d. \$ _____

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

_____ \$ _____
_____ \$ _____
_____ \$ _____
_____ \$ _____

- e. Equity e. \$ 2,450,000
TOTAL SOURCES \$ 2,450,000
(must equal Total Project Costs)

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

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc.

Michael Aiello
NexTier Bank
SVP, Commercial Lender

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 \$ _____

Value of Incentives
Crazy Dog T Shirts

A. IDA PILOT Benefits:	
Current Assessment	
Value of New Construction & Renovation Costs	
Estimated New Assessed Value Subject to IDA	\$0
Current Taxes	\$0
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	
Local Tax Rate* Tax Rate/\$1,000	
School Tax Rate /\$1,000	
Total Tax Rate	0.00000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$104,000
Estimated duration of ST exemption:	12/31/2027
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$0
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$104,000
Project Construction Costs:	\$2,450,000
	4.24%

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	\$0	\$0	\$0	\$0	\$0	\$0
1	0%	\$0	\$0	\$0	\$0	\$0	\$0
2	0%	\$0	\$0	\$0	\$0	\$0	\$0
3	0%	\$0	\$0	\$0	\$0	\$0	\$0
4	0%	\$0	\$0	\$0	\$0	\$0	\$0
5	0%	\$0	\$0	\$0	\$0	\$0	\$0
6	0%	\$0	\$0	\$0	\$0	\$0	\$0
7	0%	\$0	\$0	\$0	\$0	\$0	\$0
8	0%	\$0	\$0	\$0	\$0	\$0	\$0
9	0%	\$0	\$0	\$0	\$0	\$0	\$0
10	0%	\$0	\$0	\$0	\$0	\$0	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Crazy Dog T Shirts

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)	59	59	6	66
Part Time (PTE)	4	4	1	7
Total	61	61	6.5	69.5

** 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 Crazy Dog T-shirts

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.

WK

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*.

WK

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.

WK

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.

WK

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.

WK

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.

WK

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.

Crazy Dog T-shirts

(APPLICANT COMPANY)

(TENANT COMPANY)

 **CEO** 7/21/26

Signature , Title Date

Signature , Title Date

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.

Crazy Dog T-shirts

(APPLICANT COMPANY)
 CEO 7/21/26
Signature, Title Date

(TENANT COMPANY)

Signature, Title Date

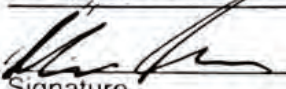
X. CERTIFICATION

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

Crazy Dog T-shirts



CEO

7/21/26

Signature

Title

Date

TENANT COMPANY

7/21/26

Signature

Title

Date



MONROE COUNTY

**ECONOMIC
DEVELOPMENT**

Rev 11/2016 13



APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

107 St. Bridget's Drive, LLC
418 St. Paul St.
Rochester, NY 14605

TENANT/PROJECT LOCATION:

Finger Lakes Chemical Inc.
107 St. Bridget's Drive
Rochester, NY 14605

PROJECT SUMMARY:

107 St. Bridget's Drive, LLC, a real estate holding company, proposes the construction of a 12,000 square foot expansion of an existing warehouse located at 107 St. Bridget's Drive in the City of Rochester for related entity Finger Lakes Chemicals Inc., a manufacturer of commercial cleaners, additives, and degreasers. The new warehouse will increase Finger Lakes Chemicals Inc.'s ability to produce, warehouse, and ship products. This is the first phase of a larger campus improvement plan. Finger Lakes Chemicals Inc. plans to add 3.5 FTEs in addition to its existing 26.5 FTEs. The \$1.7 million project is seeking a real property tax abatement, sales tax exemption, and mortgage recording tax exemption. The benefit/incentive ratio is 20:1.

PROJECT AMOUNT:

\$1,689,000 Lease/Leaseback with Abatement
\$71,200 Sales Tax Exemption
\$11,250 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIREMENT:

26.5	FTEs
3.5	FTEs
3	FTE

PUBLIC HEARING DATE:

August 13, 2026

BENEFIT TO INCENTIVE RATIO:

20:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

MANUFACTURER

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August 18, 2026
Project Title 107 St. Bridget's Drive LLC
Project Location 107 St. Bridget's Drive, Rochester, NY 14605

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

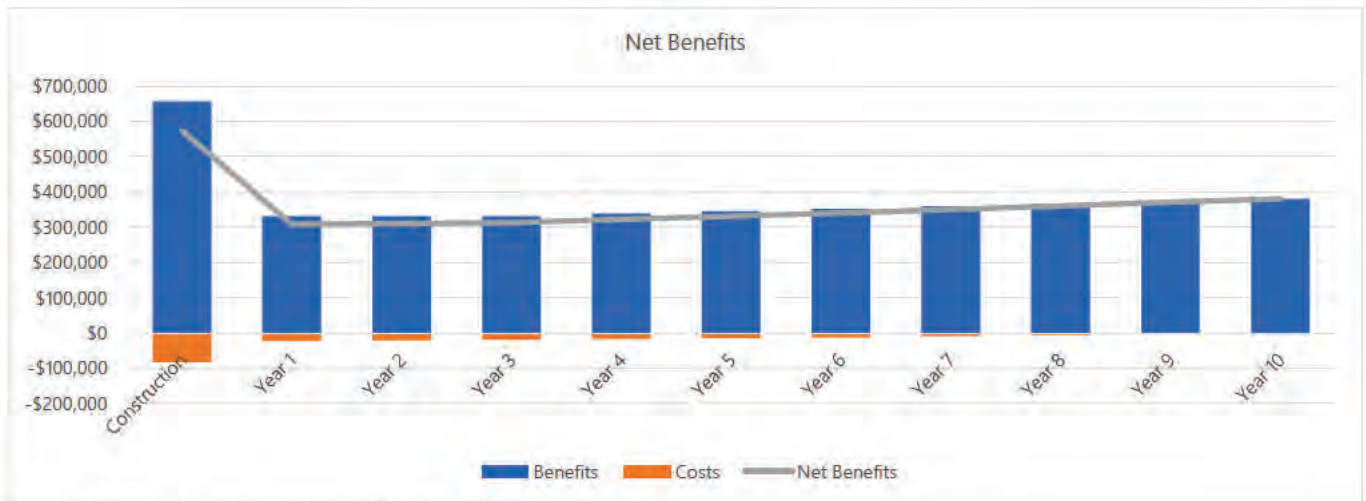
Project Total Investment

\$1,689,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	9	2	10
Earnings	\$520,722	\$98,802	\$619,525
Local Spend	\$1,351,200	\$336,339	\$1,687,539

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	4	4	7
Earnings	\$2,037,222	\$1,276,433	\$3,313,655

Figure 1



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

Figure 2

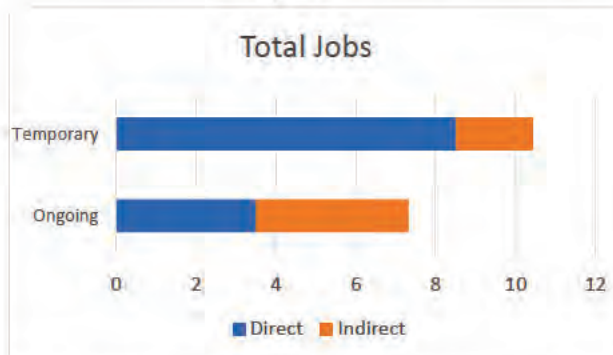
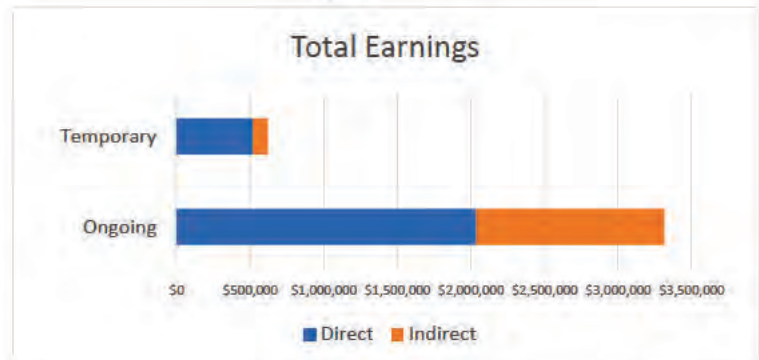


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$123,832	\$115,048
Sales Tax Exemption	\$71,200	\$71,200
Local Sales Tax Exemption	\$35,600	\$35,600
State Sales Tax Exemption	\$35,600	\$35,600
Mortgage Recording Tax Exemption	\$11,250	\$11,250
Local Mortgage Recording Tax Exemption	\$3,750	\$3,750
State Mortgage Recording Tax Exemption	\$7,500	\$7,500
Total Costs	\$206,282	\$197,498

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$4,122,422	\$3,753,600
To Private Individuals	\$3,933,180	\$3,587,871
Temporary Payroll	\$619,525	\$619,525
Ongoing Payroll	\$3,313,655	\$2,968,346
Other Payments to Private Individuals	\$0	\$0
To the Public	\$189,242	\$165,729
Increase in Property Tax Revenue	\$161,710	\$140,614
Temporary Jobs - Sales Tax Revenue	\$4,337	\$4,337
Ongoing Jobs - Sales Tax Revenue	\$23,196	\$20,778
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$204,525	\$186,569
To the Public	\$204,525	\$186,569
Temporary Income Tax Revenue	\$27,879	\$27,879
Ongoing Income Tax Revenue	\$149,114	\$133,576
Temporary Jobs - Sales Tax Revenue	\$4,337	\$4,337
Ongoing Jobs - Sales Tax Revenue	\$23,196	\$20,778
Total Benefits to State & Region	\$4,326,947	\$3,940,169

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,753,600	\$154,398	24:1
State	\$186,569	\$43,100	4:1
Grand Total	\$3,940,169	\$197,498	20:1

*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

Motion By: _____
Seconded By: _____

RESOLUTION

(107 St. Bridget's Drive, LLC and Finger Lakes Chemicals, Inc. Project)
OSC Codes: 2602-26-029A and 2602-26-030A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY 107 ST. BRIDGET'S DRIVE, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND FINGER LAKES CHEMICALS, INC., A NEW YORK CORPORATION FOR ITSELF OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IN THE FORM OF A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **107 ST. BRIDGET'S DRIVE, LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") and **FINGER LAKES CHEMICALS, INC.**, a New York corporation for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an

approximately 1-acre parcel of land located at 107 St. Bridget's Drive in the City of Rochester, New York 14606, and all other lands in the City of Rochester where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the existing approximately 8,500 square-foot warehouse located thereon (the "Existing Improvements"); (B) the installation of an approximately 12,060 square-foot pre-engineered metal building addition, an elevated interior loading dock and ramp and connector building between the Existing Improvements and the Improvements (collectively, the "Improvements") and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use as warehouse space for the Tenant's product line of professional cleaners, lubricants and dressings; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Thursday, August 13, 2026, at 10:00 a.m., local time, at the Agency's Offices, 50 West Main Street, Suite 1150, Rochester, New York 14614, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company and the Tenant as its agents for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Tenant in the form of a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility and to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to SEQRA, the Project constitutes a "Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company and the Tenant executing Project Agreements and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company and the Tenant to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company and the Tenant as the true and lawful agents of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they

relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement, Leaseback Agreement and PILOT Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$855,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$68,400**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **\$1,500,000**, resulting in a mortgage tax exemption not to exceed **\$11,250**; and (iii) a partial real property tax abatement.

Section 6. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$35,000** which result in New York State and local sales and use tax exemption benefits not to exceed **\$2,800**. The Agency agrees to consider any requests by the Tenant for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company and/or the Tenant, their respective agents,

consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 8. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive

evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 11. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 12. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: 107 St. Bridget's Drive, LLC
Address: 418 St. Paul Street
City/State/Zip: Rochester, NY 14605
Tax Id No.: [REDACTED]
Contact Name: Hans Blatter
Title: President
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Joshua Beisker
Firm: Underberg & Kessler LLP
Address: 300 Bausch & Lomb Place
City/State/Zip: Rochester, NY 14604
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
Hans Blatter	100	Member

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

II. PROJECT

A. Address of proposed project facility

Address: 107 St. Bridget's Drive

Tax Map Parcel Number: 106.54-1-10.002

City/Town/Village: Rochester

School District: Rochester (261400)

Zip: 14605

Current Legal Owner of Property:

107 ST. BRIDGET'S DRIVE, 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: Finger Lakes Chemicals Inc

Address: 107 St. Bridget's Drive

City/State/Zip: Rochester, NY 14605

Tax ID No: 16-1127408

Contact Name: Hans Blatter

Title: President

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 100

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

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

Name	%	Corporate Title
<u>Hans Blatter</u>	<u>68</u>	<u>President, Owner</u>
<u>Robin Egan</u>	<u>16</u>	<u>Owner</u>
<u>Nicole Glende</u>	<u>16</u>	<u>Owner</u>
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: N/A

Proposed Commencement Date of Construction: 10/1/2026

Anticipated Completion Date: 5/1/2027

G. Contractor(s)

Mitchell Construction Contractors Inc

II.PROJECT (cont'd)

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

NAICS Code: **424690**

This project consists of a 12,060 SF pre-engineered metal building addition to an existing warehouse building located at 107 St. Bridget's Drive in Rochester. The addition will have the same warehouse use as the existing building. Also included is an elevated interior loading dock and ramp for access to the warehouse space. A smaller portion of the addition is a small connector building that serves as the connection between the new PEMB and existing warehouse.

There is also a Phase II which is renovations to the 418, 420 and 440 St. Paul Street buildings which includes facade renovations, new employee entrance stair, full renovation to corporate offices and the creation of a conference center at the currently unused 440 building. These potential phase II projects are not in the cost or current application, but will be anticipated as a future amendment to the application once the scope is determined.

Finger Lakes Chemicals, Inc. was founded in 1967 by Ewald Blatter. It has expanded over the years...
1979 purchased building at 418 St. Paul Street.
1989 purchased building at 424 St. Paul Street.
1996 expanded buildings at 418-424 St. Paul Street.
2003 purchased building at 440 St. Paul Street.
2014 purchased building at 107 St. Bridget's Drive.
2020 major building improvements at 107 St. Bridget's Drive.

The buildings are used to produce, warehouse, and ship our products. These products include our "Castle" line of cleaners, additives, and degreasers that can be seen on our website at www.castlepackspower.com.

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.

Finger Lakes Chemicals, Inc. has locations in New York, Ohio, Pennsylvania, and New Hampshire and is determining which location is best for this expansion. Due to industry rising costs, economic assistance is needed in order to stay competitive and viable in the marketplace.

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

☒ Yes ☐ No

Location:

418-440 Saint Paul Street, Rochester, NY 14605

Burdett, Liverpool, Binghamton

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

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 ³_____.

☐ **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**

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. \$ 757,000.00
b. Labor b. \$ 593,000.00

Site Work

- c. Materials c. \$ 98,000.00
d. Labor d. \$ 152,000.00
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ N/A
g. Equipment Furniture and Fixtures g. \$ _____
h. Land and/or Building Purchase h. \$ N/A
i. Soft Costs (Legal, Architect, Engineering) i. \$ _____
Other (specify) j. A/E j. \$ 49,000.00
k. Legal k. \$ 5,000.00
l. _____ l. \$ _____
m. _____ m. \$ _____
Total Project Costs \$ 1,654,000.00
(must equal Total Sources)

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ 1,500,000
d. TOTAL Public Sources d. \$ _____

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

_____ \$ _____
_____ \$ _____
_____ \$ _____
_____ \$ _____

- e. Equity e. \$ 154,000
TOTAL SOURCES \$ 1,654,000.00
(must equal Total Project Costs)

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

☐ Yes ☐ No

If yes, please specify bank, underwriter, etc.

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 Finger Lakes Chemicals, Inc.

- 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. \$ 20,000.00
d. Manufacturing Equipment d. \$ _____
e. Furniture and Fixtures e. \$ 15,000.00

Other (specify): f. _____ f. \$ _____

g. _____ g. \$ _____

h. _____ h. \$ _____

i. _____ i. \$ _____

Total Project Costs \$ 35,000.00

Value of Incentives
107 St. Bridget's Drive LLC

A. IDA PILOT Benefits:

Current Assessment	\$196,400
Value of New Construction & Renovation Costs	\$855,000
Estimated New Assessed Value Subject to IDA	\$1,051,400
Current Taxes	\$5,990
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	6.63000
Local Tax Rate* Tax Rate/\$1,000	
School Tax Rate /\$1,000	23.87000
Total Tax Rate	30.50000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$71,200
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$11,250
--------------------------	----------

D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
------------------------	-----

E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	\$206,282
Project Construction Costs:	\$1,689,000
	12.21%

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	\$35,152	\$0	\$126,558	\$161,710	\$285,541	\$123,832
1	90%	\$567	\$0	\$2,041	\$2,608	\$26,078	\$23,470
2	80%	\$1,156	\$0	\$4,163	\$5,320	\$26,599	\$21,279
3	70%	\$1,769	\$0	\$6,370	\$8,139	\$27,131	\$18,992
4	60%	\$2,406	\$0	\$8,663	\$11,069	\$27,674	\$16,604
5	50%	\$3,068	\$0	\$11,046	\$14,114	\$28,227	\$14,114
6	40%	\$3,755	\$0	\$13,520	\$17,275	\$28,792	\$11,517
7	30%	\$4,469	\$0	\$16,089	\$20,557	\$29,368	\$8,810
8	20%	\$5,209	\$0	\$18,755	\$23,964	\$29,955	\$5,991
9	10%	\$5,978	\$0	\$21,521	\$27,499	\$30,554	\$3,055
10	0%	\$6,775	\$0	\$24,390	\$31,165	\$31,165	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Finger Lakes Chemicals, Inc.

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)	24	24	3	3
Part Time (PTE)	5	5	1	1
Total	26.5	26.5	3.5	3.5

** 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 Hans Blatter, 107 St. Bridget's Drive, 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.

Yes **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.*

Yes **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.

Yes **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.

Yes **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.

Yes

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.

Yes

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.

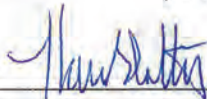
Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

Hans Blatter, 107 St. Bridget's Drive, LLC

N/A

(APPLICANT COMPANY)

(TENANT COMPANY)



President 7/23/20

Signature

, Title

Date

Signature

, Title

Date



IX. FEES

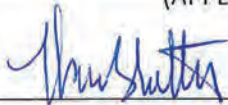
Transaction Type	Fees
Real Property Tax Abatement (PILOT Agreement) including Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption.	Application Fee: Non-refundable \$350.00 IDA Fee: 0.75% of the total project cost Legal Fee: 33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* 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.

Hans Blatter, 107 St. Bridget's Drive, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)



President 7/23/26

Signature

, Title

Date

Signature

, Title

Date

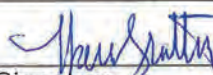
X. CERTIFICATION

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

Hans Blatter, 107 St. Bridget's Drive, LLC

 President 7/23/26
Signature, Title Date

TENANT COMPANY

Signature, Title Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

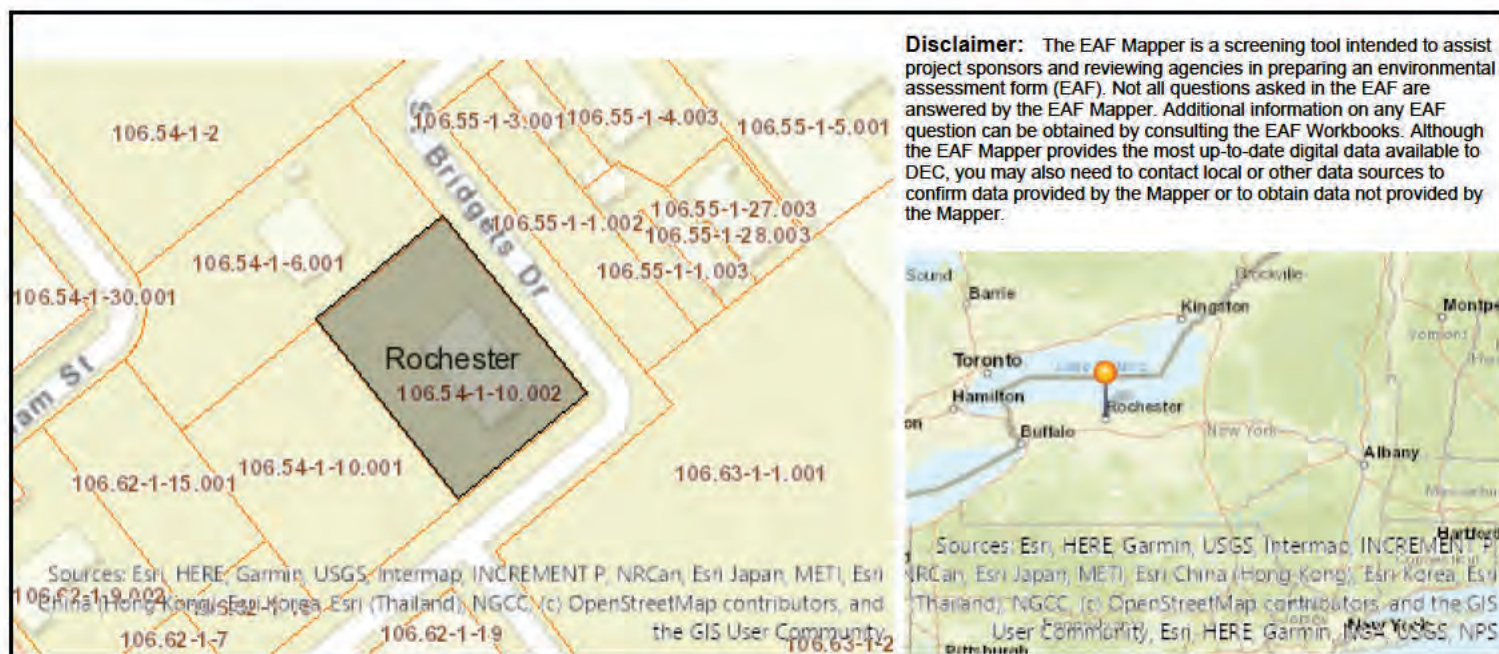
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Castle Products Addition			
Project Location (describe, and attach a location map): 107 St. Bridgets Drive, Rochester, NY 14605			
Brief Description of Proposed Action: Project includes a 12,060 SF pre-engineered metal building addition to an existing warehouse at the Project Location. Site modifications include new asphalt and concrete to provide access to warehouse for foot traffic and a loading dock.			
Name of Applicant or Sponsor: Brad Humberstone		Telephone: (585) 385-6800	
		E-Mail: bhumberstone@mitchelldesignbuild.com	
Address: 7607 Commons Blvd.			
City/PO: Victor		State: NY	Zip Code: 14564
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		1.03 acres	
b. Total acreage to be physically disturbed?		0.38 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.03 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ There are no plumbing fixtures proposed for the addition. All plumbing requirements are located within the existing building to which the addition will connect to.	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
_____ The storm water will be discharged to existing surface drainage that the existing building utilizes.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
This box was checked automatically and concerns will be taken into consideration prior to construction.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brad Humberstone</u> Date: <u>12/22/2025</u>		
Signature: _____ Title: <u>Director of Architecture</u>		
Brad Humberstone, AIA Digitally signed by Brad Humberstone, AIA DN: C=US, E=bhumberstone@mitchelldesignbuild.com, O=Mitchell Design Build, CN=Brad Humberstone, AIA Reason: I am approving this document Date: 2025.12.22 15:51:51-05'00'		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

Shoecraft Road Apartments, LLC
1260 Ridge Road
Ontario, NY 14519

PROJECT LOCATION:

1048 Shoecraft Road
Webster, NY 14519

PROJECT SUMMARY:

Shoecraft Road Apartments, LLC proposes the construction of four two-story, 10-unit apartment buildings in the Town of Webster. The project will create 40 new rental apartments consisting of 8 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units. Rents will range from \$1,700 for a one-bedroom unit to \$2,700 for a three-bedroom unit. At least 20% of the units (8) will be affordable units with rents averaging 90% AMI, based on household size. All units will include washers and dryers, stainless steel appliances, and plank flooring. Site amenities include a sport court, dog park, and residential and visitor parking. There are two existing structures on the property- one of which will be converted to a single-family home and the other into a community center. The applicant is seeking approval of a sales tax exemption, mortgage recording tax exemption, and qualifies for the Enhanced HousingPlus real property tax abatement recommended in the housing study. The \$12 million project is projected to create 2 direct FTEs and has a benefit/incentive ratio of 7:1

PROJECT AMOUNT:

\$12,000,000
\$443,184 Sales Tax Exemption
\$75,000 Mortgage Recording Tax Exemption

JOBS: EXISTING:

0 FTEs

NEW:

2 FTE - Direct

PUBLIC HEARING DATE:

August 13, 2026

BENEFIT TO INCENTIVE RATIO:

7:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date August, 18th 2026
 Project Title Shoecraft Road Apartment, LLC
 Project Location 1048 Shoecraft Road, Webster, NY 14580

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

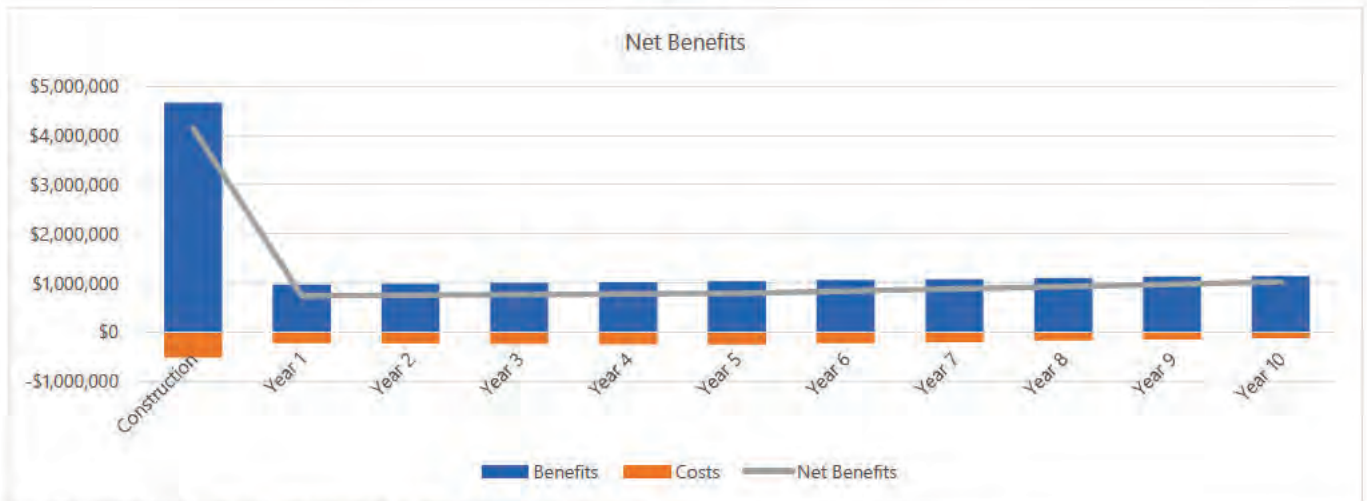
Project Total Investment

\$12,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	60	14	74
Earnings	\$3,699,626	\$701,972	\$4,401,598
Local Spend	\$9,600,000	\$2,389,621	\$11,989,621

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	15	4	19
Earnings	\$10,293,246	\$2,889,293	\$13,182,539

Figure 1



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

Figure 2

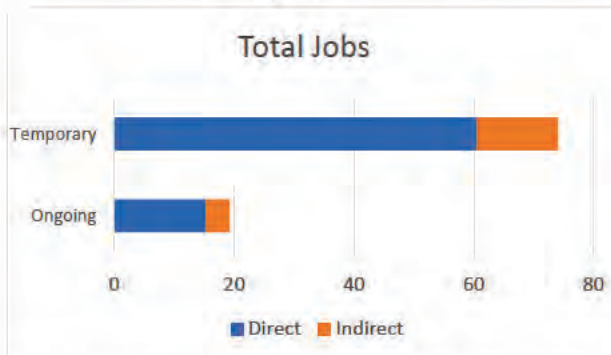
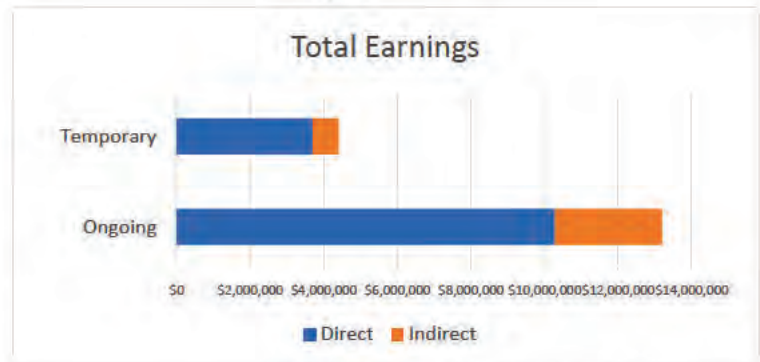


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$2,223,747	\$1,995,501
Sales Tax Exemption	\$443,184	\$443,184
Local Sales Tax Exemption	\$221,592	\$221,592
State Sales Tax Exemption	\$221,592	\$221,592
Mortgage Recording Tax Exemption	\$75,000	\$75,000
Local Mortgage Recording Tax Exemption	\$25,000	\$25,000
State Mortgage Recording Tax Exemption	\$50,000	\$50,000
Total Costs	\$2,741,931	\$2,513,685

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$19,218,525	\$17,205,612
To Private Individuals	\$17,584,137	\$15,847,507
Temporary Payroll	\$4,401,598	\$4,401,598
Ongoing Payroll	\$13,182,539	\$11,445,909
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,634,389	\$1,358,106
Increase in Property Tax Revenue	\$1,465,205	\$1,207,155
Temporary Jobs - Sales Tax Revenue	\$30,811	\$30,811
Ongoing Jobs - Sales Tax Revenue	\$138,373	\$120,140
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$960,470	\$864,088
To the Public	\$960,470	\$864,088
Temporary Income Tax Revenue	\$198,072	\$198,072
Ongoing Income Tax Revenue	\$593,214	\$515,066
Temporary Jobs - Sales Tax Revenue	\$30,811	\$30,811
Ongoing Jobs - Sales Tax Revenue	\$138,373	\$120,140
Total Benefits to State & Region	\$20,178,996	\$18,069,701

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$17,205,612	\$2,242,093	8:1
State	\$864,088	\$271,592	3:1
Grand Total	\$18,069,701	\$2,513,685	7:1

*Discounted at 2%

Additional Comments from IDA

Direct jobs are estimated based on new household spending.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(Shoecraft Road Apartments LLC Project)
OSC Code 2602-26-031A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY SHOERAFT ROAD APARTMENTS LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **SHOERAFT ROAD APARTMENTS LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 5.22-acre parcel of land located at 1048 Shoecraft Road in the Town of Webster, New York 14580 and all other lands in the Town of Webster where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the two (2) existing buildings located thereon (the "Existing Improvements"); (B) (i) the construction thereon of four (4) two-story, ten-unit multifamily buildings; (ii) the renovation and

modernization of one Existing Improvement into a single rental unit; (iii) the renovation and modernization of another Existing Improvement into a community center; and (iv) the construction of related amenities, including garages, a sport court/pickleball court, a dog park, and surface parking (collectively, the "Improvements") and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Thursday, August 13, 2026, at 12:15 p.m., local time, in the Planning Board Meeting Room at 1002 Ridge Road (building with blue roof), Webster, New York 14580, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, renovation and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Webster Planning Board (the "Planning Board"), as lead agency, conducted an uncoordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Planning Board dated April 3, 2025 (the "Negative Declaration"), concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Planning Board has conducted an uncoordinated review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an "Unlisted Action" pursuant to SEQRA, the Planning Board also issued a Negative Declaration on April 3, 2025, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, renovation, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, renovate and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement and Leaseback Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$5,539,800** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$443,184**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **\$10,000,000**, resulting in a mortgage tax exemption not to exceed **\$75,000**.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if

it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency

to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: Shoecraft Road Apartments, LLC
Address: 1260 Ridge Road
City/State/Zip: Ontario, NY 14519
Tax Id No.: [REDACTED]
Contact Name: John Graziose
Title: Manager
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: _____
Firm: _____
Address: _____
City/State/Zip: _____
Telephone: _____
Email: _____

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

Name	%	Corporate Title
Gerber Irrevocable Partnership Trust (John Graziose Trustee)	50	_____
Graziose Irrevocable partnership Trust (Bruce Gerber Trustee)	50	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

II. PROJECT

A. Address of proposed project facility

Address: 1048 Shoecraft Road

Tax Map Parcel Number: 079.19-1-15

City/Town/Village: Town of Webster

School District: Webster Central School District

Zip: 14580

Current Legal Owner of Property:

Shoecraft Road Apartments, 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: Land owned (acquired 2025)

Proposed Commencement Date of Construction: summer 2026

Anticipated Completion Date: fall/ winter 2027

G. Contractor(s)

Gerber Homes & Additions LLC (General Contractor)

II.PROJECT (cont'd)

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

NAICS Code: **531310**

This project will develop 40 new rental apartments on a ±5.22-acre parcel at 1048 Shoecraft Road in the Town of Webster, within the MHR (Medium-High Residential) zoning district. The development consists of four (4) new two-story, 10-unit multi-family buildings, plus the existing single-family house on the parcel, which will be converted to one rental unit; the existing barn will be retained and repurposed as a community center. The unit mix is eight (8) one-bedroom, twenty-four (24) two-bedroom, and eight (8) three-bedroom apartments, each with an attached one or two car garage with outlets for car chargers. All units will include in unit washer and dryer, Large Granite or Quartz islands, Stainless steel appliances, Luxury Plank flooring. Site amenities include a sport court for pickleball, a dog park, resident and visitor parking, and stormwater and landscaping improvements.

The project addresses a clear and growing need for attainable rental housing in Webster and the greater Rochester region. Rental occupancy in the Webster area runs at approximately 95%, and demand for suburban, moderately-priced units remains strong — yet recent construction has skewed toward higher-end product, and more than half of area renters are cost-burdened, spending over 30% of their income on housing. This reflects a shortage of quality, attainably-priced homes rather than luxury units. Compounding the constraint on supply, the Town of Webster recently enacted a development moratorium affecting new residential applications of five or more units while it revises its Comprehensive Plan — a pause that will further limit new supply and intensify demand. Shoecraft Road Apartments is designed and priced as market-rate and middle-market housing to help fill that gap.

New housing has become increasingly difficult to bring forward in the Town of Webster. The project drew opposition from neighbors and the Town during the review process, and in response the density was reduced from the number of units originally proposed. Shoecraft Road Apartments received Preliminary/Final site plan approval from the Town of Webster Planning Board on April 3, 2025 — before the moratorium took effect — and complies with the Town's zoning, code, and Comprehensive Plan, positioning it to move forward and add needed housing supply at a time when new development in the Town has slowed. The density reduction, together with escalating construction and financing costs, has further pressured the project's returns and heightened the need for the requested assistance.

The applicant, Shoecraft Road Apartments, LLC, will own and operate the development. Under the COMIDA Housing PILOT program the applicant elects the Enhanced HousingPlus tier and will designate at least 20% of the units (8 units) as middle-market units with rents averaging up to 90% of Area Median Income.

Estimated rent ranges

1 Bed Rents \$1,700 - \$1,850

2 Bed Rents \$2,000 - \$2,600

3 Bed Rents \$2,300 - \$2,700

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.

No this project would not be built as a middle market rental community it would have to be built as a Luxury high end rental community with much higher rents.

Without COMIDA financial assistance the project is not financially feasible as currently designed. Since the project was first conceived, construction costs have risen sharply — driven by sustained increases in material prices and a severe regional shortage of skilled construction labor — while higher interest rates and tighter lending have further eroded the project's marketable returns and its ability to secure bank financing. A PILOT was not part of the original business plan, but at the moderate, attainable rents contemplated here the project can no longer support the required financing on its own.

Absent the tax abatement, the only way to make the project financially viable would be to position it as higher-end, luxury housing and raise rents well above their current levels. The real property tax abatement, together with the sales-tax and mortgage-recording-tax exemptions, lowers operating expense and up-front development cost enough to make the project financeable while holding rents at attainable, middle-market levels. In short, the assistance is what allows this project to deliver moderately priced apartments rather than luxury units — directly addressing the region's shortage of attainable rental housing — and it enables the applicant to commit to the Enhanced HousingPlus middle-market set-aside, with at least 20% of units at rents averaging up to 90% of Area Median Income, in the Town of Webster.

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

☐ Yes ☒ No

Location:

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:

N/A

- 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

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**

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. \$ 5,029,800
b. Labor b. \$ 3,353,200

Site Work

- c. Materials c. \$ 510,000
d. Labor d. \$ 340,000
e. Non-Manufacturing Equipment e. \$ 0
f. Manufacturing Equipment f. \$ 0
g. Equipment Furniture and Fixtures g. \$ 0
h. Land and/or Building Purchase h. \$ 850,000
i. Soft Costs (Legal, Architect, Engineering) i. \$ 330,000
Other (specify) j. Bank/finance fees j. \$ 550,000
k. Mortgage Tax k. \$ 100,000
l. Title Insurance l. \$ 25,000
m. Builder Profit/overhead m. \$ 912,000
Total Project Costs \$ 12,000,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ N/A
b. Taxable Industrial Revenue Bond b. \$ N/A
c. Bank Financing c. \$ 10,000,000
d. TOTAL Public Sources d. \$ N/A

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

\$ _____
\$ _____
\$ _____
\$ _____

- e. Equity e. \$ 2,000,000
TOTAL SOURCES \$ 12,000,000
(must equal Total Project Costs)

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

☐ Yes ☒ No

If yes, please specify bank, underwriter, etc.

no not yet

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 \$ _____

Value of Incentives
Shoecraft Road Apartment, LLC

A. IDA PILOT Benefits:	
Current Assessment	\$276,100
Value of New Construction & Renovation Costs	\$5,539,800
Estimated New Assessed Value Subject to IDA	\$5,815,900
Current Taxes	\$12,524
Current Taxes Escalator	2%
PILOT Terms - Years	13
County Tax rate/\$1,000	11.14000
Local Tax Rate* Tax Rate/\$1,000	5.52000
School Tax Rate /\$1,000	28.70000
Total Tax Rate	45.36000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$443,184
Estimated duration of ST exemption:	12/31/2027
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$75,000
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$2,741,931
Project Construction Costs:	\$12,000,000
	22.85%

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	\$359,841	\$178,305	\$927,059	\$1,465,205	\$3,688,952	\$2,223,747
1	90%	\$6,171	\$3,058	\$15,899	\$25,129	\$251,285	\$226,157
2	90%	\$6,295	\$3,119	\$16,217	\$25,631	\$256,311	\$230,680
3	90%	\$6,421	\$3,182	\$16,542	\$26,144	\$261,437	\$235,294
4	90%	\$6,549	\$3,245	\$16,872	\$26,667	\$266,666	\$239,999
5	90%	\$6,680	\$3,310	\$17,210	\$27,200	\$271,999	\$244,799
6	80%	\$13,627	\$6,752	\$35,108	\$55,488	\$277,439	\$221,951
7	70%	\$20,850	\$10,331	\$53,715	\$84,896	\$282,988	\$198,092
8	60%	\$28,356	\$14,051	\$73,053	\$115,459	\$288,648	\$173,189
9	50%	\$36,154	\$17,914	\$93,142	\$147,210	\$294,421	\$147,210
10	40%	\$44,252	\$21,927	\$114,006	\$180,186	\$300,309	\$120,124
11	30%	\$52,660	\$26,094	\$135,667	\$214,421	\$306,315	\$91,895
12	20%	\$61,386	\$30,418	\$158,150	\$249,953	\$312,442	\$62,488
13	10%	\$70,441	\$34,904	\$181,477	\$286,821	\$318,691	\$31,869

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Shoecraft Road Apartments, 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)			2	2
Part Time (PTE)	0	0	0	0
Total	0	0	2	2

** 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.

[Remainder of this Page Intentionally Left Blank]

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 Shoecraft Road Apartments, 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.

X

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.**

X

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.

X

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.

X

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.

X

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.

X

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.

Shoecraft Road Apartments, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

 **Manager** **7/24/26**

Signature, Title Date

Signature, Title Date

IX. FEES

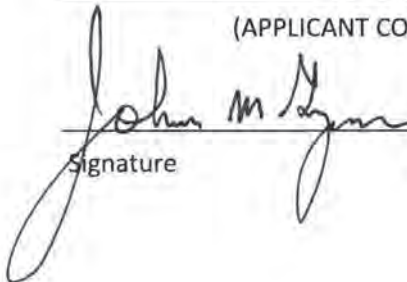
Transaction Type	Fees
Real Property Tax Abatement (PILOT Agreement) including Sales Tax Exemption* and/or partial Mortgage Recording Tax Exemption.	Application Fee: Non-refundable \$350.00 IDA Fee: 0.75% of the total project cost Legal Fee: 33% of the IDA fee. Minimum fee of \$4,000.
Sales Tax Exemption* 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.

Shoecraft Road Apartments, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

					
Manager 7/24/26					
Signature	, Title	Date	Signature	, Title	Date

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

Shoecraft Road Apartments, LLC


Signature

Manager

, Title

7/29/26
Date

TENANT COMPANY

Signature

, Title

Date



MONROE COUNTY

**ECONOMIC
DEVELOPMENT**

Rev 1/2026 13



4/3/2025 8:46:51 AM

Town of Webster Planning Board
1000 Ridge Road, Webster, NY 14580-2917
Phone: 585-872-7032
Fax: 585-872-1352

Project Number:
25-PB-0468

Applicant:
BME Associates
10 Lift Bridge Lane East Fairport, NY 14450
Location:

1048 Shoecraft Rd
SBL:
079.19-1-15

PURSUANT TO THE CODE OF THE TOWN OF WEBSTER

Requesting PRELIMINARY/FINAL APPROVAL in association with the construction of four (4) 10-unit multi-family residential dwellings on a 5.20-acre lot having SBL# 079.19-1-15 located in the MHR Medium High Residential District under Section 269-11 of the Code of the Town of Webster.

APPROVED WITH CONDITIONS SEQR:
•UNLISTED ACTION– NEGATIVE DECLARATION

PRELIMINARY APPROVAL CHECKLIST

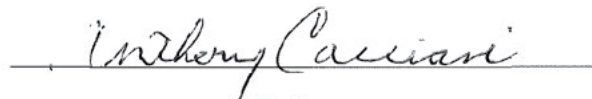
1. Subject to PRC Comments
2. Subject to a Letter of Credit posted with the Town of Webster.
3. Subject to Conservation Board comments
4. Subject to Monroe County Water Authority comments
5. Subject to the determination of the ZBA for requested variances.
6. All the improvements shall be constructed according to the specification of the Town of Webster.
7. All roadway construction to be in accordance with the specification and regulations set forth by the Town of Webster.
8. All sitework is to be in compliance with the standards of the Town of Webster.
9. Comply with all requirements of any Federal, State, County, or Town agency.
10. Address drainage, lighting, signage, and landscaping, buffering, berming and snow storage.
11. The landscape, hardscape, site accessories, and associated finished grading design for the development must be prepared by a NYS licensed Landscape Architect. The final landscape plans shall bear the seal and signature of the Landscape Architect.
12. Approvals are subject to Drawing No: 2961 Dated: 3.11.25
13. Proceed to Final Approval
14. Project must conform to the letter from BME.
15. Pre-mylar drawings should be submitted prior.

FINAL APPROVAL CHECKLIST

1. Subject to PRC comments.
2. Subject to Parks and Recreation fees (if applicable)
3. Subject to Preliminary Approval Conditions.
4. Subject to all applicable governmental fees.
5. Subject to Department of Public Works approval
6. Significant construction shall occur within one year, as deemed by the Planning Board, to expire on 4.1.26.
7. The conditions of Preliminary and Final approval are depicted on the cover page of the final designed plans.
8. The Engineer for the proposed project shall provide a Letter of Certification that all proposed work was completed, as per Planning Board resolution of final approval before a Certificate of Occupancy will be issued.
9. A Letter of Credit to the Town for the project shall include the fee for the Engineer's final certification inspection of the site.
10. All storm water facilities are to be constructed first
11. Subject to resolution of the final approved minutes.
12. Approvals are subject to Drawing No: 2961 Dated: 3.11.25

THIS APPROVAL WAS GRANTED TO:

BME Associates


Chairman

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 1048 Shoecraft Road		
Project Location (describe, and attach a general location map): 1048 Shoecraft Road, Webster, NY		
Brief Description of Proposed Action (include purpose or need): Application to construct four (4) 10-unit multi-family residential buildings in a medium-high residential (MHR) zoning district, and to convert the existing multi-tenant rental house into a 1-unit rental unit. A sport court and dog walk area are also proposed, and the existing barn is to remain and to be utilized for community activities. Improvements will include a 26' wide private access drive, resident and visitor parking, stormwater management, and landscaping/lighting.		
Name of Applicant/Sponsor: Shoecraft Road Apartments, LLC	Telephone: (315) 524-7890	
	E-Mail: john@gerberhomes.com	
Address: 1260 Ridge Road		
City/PO: Ontario	State: NY	Zip Code: 14519
Project Contact (if not same as sponsor; give name and title/role): John Graziose	Telephone: (315) 524-7890	
	E-Mail: john@gerberhomes.com	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Webster Planning Board - Site Plan Approval	March 2025
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☒ Yes ☐ No	Town of Webster DPW - Sanitary Sewer	March 2025
e. County agencies ☒ Yes ☐ No	MCWA - Watermain, MCDPH - Water & Sanitary Sewer, MCPD-239-M Referral	March 2025
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYSDEC - SWPPP	March 2025
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? (MHR) Medium-High Residential District	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes,	☐ Yes ☐ No
i. What is the proposed new zoning for the site?	
C.4. Existing community services.	
a. In what school district is the project site located? Webster Central School District	
b. What police or other public protection forces serve the project site? Town of Webster Police Department, Monroe County Sheriff	
c. Which fire protection and emergency medical services serve the project site? West Webster Fire District, North East Joint Fire District	
d. What parks serve the project site? Ridge Park (Town of Webster)	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-family residential	
b. a. Total acreage of the site of the proposed action?	±5.22 acres
b. Total acreage to be physically disturbed?	±4.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	±5.22 acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No	
i. If No, anticipated period of construction: ±36 months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	41 units
At completion	_____	_____	_____	41 units
of all phases	_____	_____	_____	41 units (existing house to be converted to 1-unit rental)

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ ±10,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Monroe County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ ±10,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Additional sanitary wastewater generated by the proposed multi-family buildings _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Town of Webster Wastewater Treatment Plant
- Name of district: Town of Webster
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ Proposed private sewer main to be extended within the development to serve the new multi-family buildings _____	☐ Yes ☐ No ☒ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	☐ Yes ☐ No
N/A _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
N/A _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>±2.2</u> acres (impervious surface) (<u>±0.3</u> acres of existing impervious surface onsite) _____ Square feet or <u>±5.2</u> acres (parcel size) ii. Describe types of new point sources. <u>surface runoff from buildings, parking areas, and open lawn areas</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ <u>Runoff will be directed to proposed stormwater conveyance system which will be directed to a proposed on-site stormwater management facilities in the form of bioretention areas, which will treat runoff prior to discharging into existing swales and Town-owned storm sewer system</u> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Majority of runoff will be directed to an existing drainage ditch which currently collects the drainage from the surrounding multi-family uses.</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☒ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Construction equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	☒ Yes ☐ No
N/A _____	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
N/A _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ N/A - Residential Project ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ N/A - Residential Project iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7 am to 7 pm • Saturday: _____ 7 am to 7 pm • Sunday: _____ Construction site management only • Holidays: _____ Construction site management only </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ Residential Use (24 hours/day) • Saturday: _____ Residential Use (24 hours/day) • Sunday: _____ Residential Use (24 hours/day) • Holidays: _____ Residential Use (24 hours/day) </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7 am to 7 pm • Saturday: _____ 7 am to 7 pm • Sunday: _____ Construction site management only • Holidays: _____ Construction site management only	ii. During Operations: • Monday - Friday: _____ Residential Use (24 hours/day) • Saturday: _____ Residential Use (24 hours/day) • Sunday: _____ Residential Use (24 hours/day) • Holidays: _____ Residential Use (24 hours/day)
i. During Construction: • Monday - Friday: _____ 7 am to 7 pm • Saturday: _____ 7 am to 7 pm • Sunday: _____ Construction site management only • Holidays: _____ Construction site management only	ii. During Operations: • Monday - Friday: _____ Residential Use (24 hours/day) • Saturday: _____ Residential Use (24 hours/day) • Sunday: _____ Residential Use (24 hours/day) • Holidays: _____ Residential Use (24 hours/day)		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Construction associated noise is expected during the construction phases of the project. Post construction residential use noise levels are anticipated to be similar to existing ambient noise levels.	☒ Yes ☐ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	☐ Yes ☐ No
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Onsite parking / site area lighting with full cutoff, dark sky compliant LED fixtures, and pedestrian scale lighting near building entrances	☒ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: <u>Some existing onsite trees to be removed. Onsite landscaping is proposed.</u>	☐ Yes ☒ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	☐ Yes ☐ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	☐ Yes ☐ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): <u>N/A - Residential project</u>	☐ Yes ☒ No
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: <u>N/A - Residential project</u> tons per _____ (unit of time) • Operation : <u>N/A - Residential project</u> tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>N/A - Residential project</u> • Operation: <u>N/A - Residential project</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>N/A - Residential project</u> • Operation: <u>N/A - Residential project</u>	☐ Yes ☒ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Existing site is residential. Mostly single-family and multi-family residential uses in the surrounding area. Commercial uses along Ridge Road, to the north.

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±0.3 acres	±2.2 acres	+1.9 acres
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±4.9 acres	±2.7 acres	-2.2 acres
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	±0.3 acres	+0.3 acres
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >12 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Hilton Loam (±3.4 acres)	64.9 %
Churchville Silt Loam (±1.6 acres)	31.2 %
Appleton Loam & Madrid Fine sandy	3.8 %

d. What is the average depth to the water table on the project site? Average: _____ >4 feet

e. Drainage status of project site soils: ☒ Well Drained: 1.6 % of site
☒ Moderately Well Drained: 64.9 % of site
☒ Poorly Drained: 33.4 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

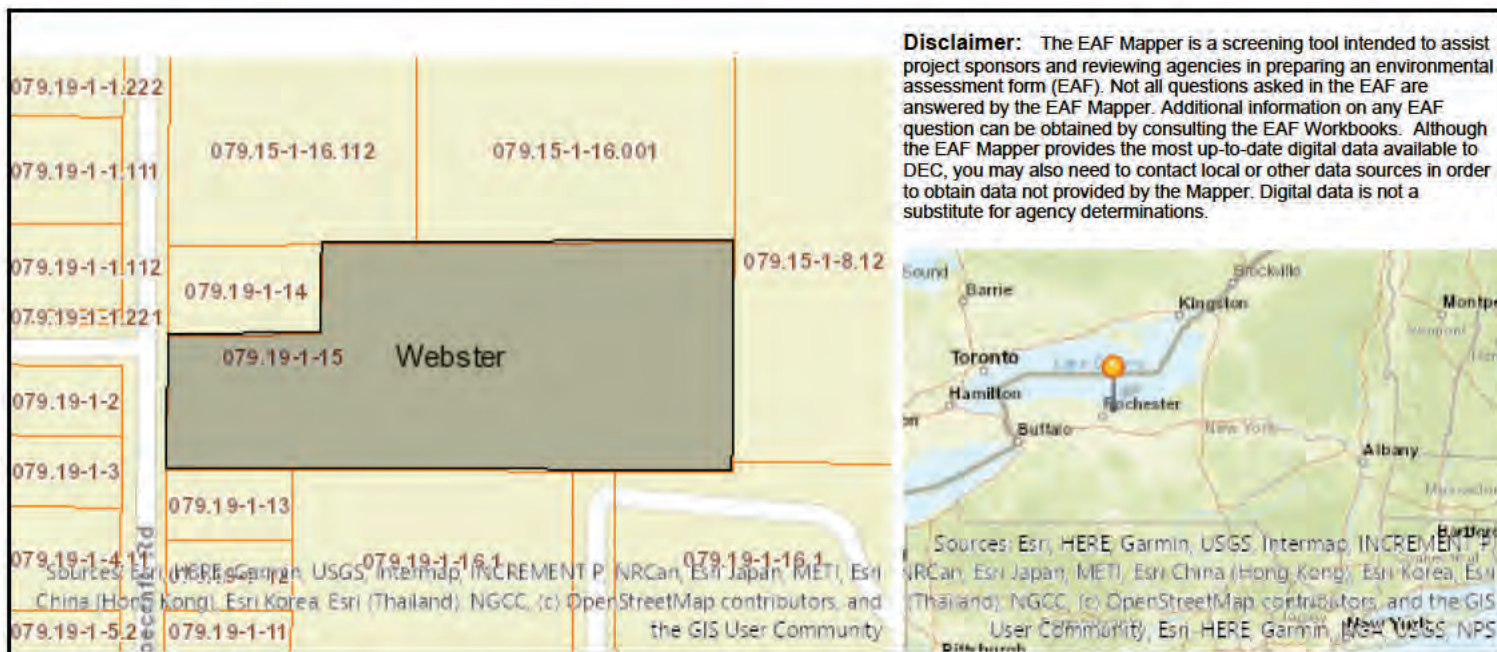
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ White-tail deer _____ Small mammals _____ Various bird species _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No i. If Yes: acreage(s) on project site? 3.5 ac = Prime Farmland, 1.7 acres = Prime farmland if drained _____ ii. Source(s) of soil rating(s): USDA Web Soil Survey _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	828096
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

BTC Block 20 Partnership, L.P.
100 Corporate Parkway, Suite 500
Amherst, NY 14226

TENANT/PROJECT LOCATION:

Bonadio & Co., LLP
600 Willowbrook Office Park
Perinton, NY 14450

PROJECT SUMMARY:

BTC Block 20 Partnership, L.P., a real estate holding company for related entity, Uniland, is renovating a 100,000 square foot vacant office building in the Town of Perinton for its tenant, Bonadio & Co., LLP, a professional services firm providing accounting, tax, advisory, and consulting services. The \$15.6 million project includes interior renovations, technology and infrastructure improvements, and the acquisition of furniture, fixtures, and equipment. The project is seeking a mortgage recording tax exemption, sales tax exemption, and real property tax abatement. The tenant is seeking a sales tax exemption only. The project is projected to create 34 FTEs in addition to Bonadio's existing 339 FTEs. The benefit/incentive ratio is 27:1.

PROJECT AMOUNT:

\$15,661,009 Lease/Leaseback with Abatement
\$474,970- Landlord Sales Tax Exemption
\$344,000- Tenant Sales Tax Exemption
\$47,708 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIRED:

339	FTEs
34	FTEs
34	FTEs

PUBLIC HEARING DATE:

August 13, 2026

BENEFIT TO INCENTIVE RATIO:

27:1

SEQR:

INTERNAL RENOVATIONS ONLY; SEQR PROCESS COMPLETE.

ELIGIBILITY:

REHABILITATION OF EXISTING COMMERCIAL BUILDING VACANT FOR A LONG TIME

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August, 18th 2026
Project Title BTC Block 20 Partnership L.P.
Project Location 600 Willowbrook Office Park, Perinton, NY 14450

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

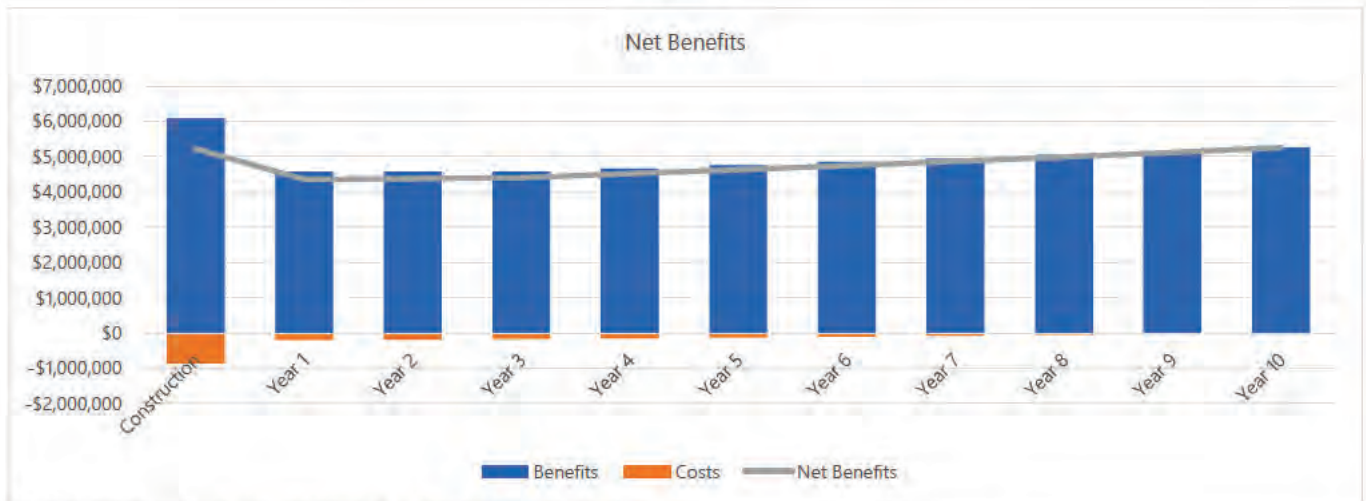
Project Total Investment

\$15,661,009

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	79	18	97
Earnings	\$4,828,323	\$916,132	\$5,744,455
Local Spend	\$12,528,807	\$3,118,657	\$15,647,464

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	34	8	42
Earnings	\$38,141,020	\$7,535,045	\$45,676,065

Figure 1



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

Figure 2

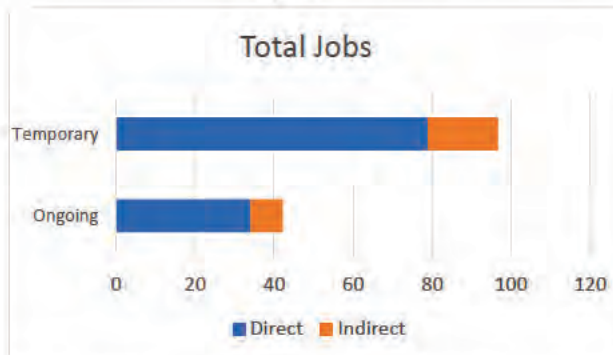


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,111,780	\$1,032,916
Sales Tax Exemption	\$818,970	\$818,970
Local Sales Tax Exemption	\$409,485	\$409,485
State Sales Tax Exemption	\$409,485	\$409,485
Mortgage Recording Tax Exemption	\$47,708	\$47,708
Local Mortgage Recording Tax Exemption	\$15,903	\$15,903
State Mortgage Recording Tax Exemption	\$31,805	\$31,805
Total Costs	\$1,978,458	\$1,899,594

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$53,232,317	\$48,249,790
To Private Individuals	\$51,420,521	\$46,660,712
Temporary Payroll	\$5,744,455	\$5,744,455
Ongoing Payroll	\$45,676,065	\$40,916,257
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,811,797	\$1,589,078
Increase in Property Tax Revenue	\$1,451,853	\$1,262,453
Temporary Jobs - Sales Tax Revenue	\$40,211	\$40,211
Ongoing Jobs - Sales Tax Revenue	\$319,732	\$286,414
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,673,867	\$2,426,357
To the Public	\$2,673,867	\$2,426,357
Temporary Income Tax Revenue	\$258,500	\$258,500
Ongoing Income Tax Revenue	\$2,055,423	\$1,841,232
Temporary Jobs - Sales Tax Revenue	\$40,211	\$40,211
Ongoing Jobs - Sales Tax Revenue	\$319,732	\$286,414
Total Benefits to State & Region	\$55,906,184	\$50,676,147

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$48,249,790	\$1,458,304	33:1
State	\$2,426,357	\$441,290	5:1
Grand Total	\$50,676,147	\$1,899,594	27:1

*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

Motion By: _____
Seconded By: _____

RESOLUTION

(BTC Block 20 Partnership, L.P. and Bonadio & Co., LLC Project)
OSC Codes 2602-26-032A and 2602-26-033A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18 , 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY BTC BLOCK 20 PARTNERSHIP, L.P. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND BONADIO & CO., LLP OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IN THE FORM OF SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **BTC BLOCK 20 PARTNERSHIP, L.P.**, a Delaware limited partnership, for itself or a related entity formed or to be formed (collectively, the "Company") and **BONADIO & CO., LLP** for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 5.98-acre parcel of land located

at 1451 Pittsford-Victor Road in the Town of Perinton, New York 14564 and all other lands in the Town of Perinton where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with the approximately 100,000 square foot building located thereon (the "Existing Improvements"); (B) the renovation and modernization of the Existing Improvements (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility") all for sublease to the Tenant for use in its business as an accounting firm; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Thursday, August 13, 2026, at 1:00 p.m., local time, in the Town Board Room at the Perinton Town Hall, 1350 Turk Hill Road, Fairport, New York 14450, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company and the Tenant as its agents for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Tenant in the form of a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility and to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, renovation and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement;

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application

and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) Pursuant to SEQRA, the Project constitutes a "Type II Action" as said term is defined in SEQRA, and therefore no further action is required to be taken under SEQRA.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they relate to the renovation, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not

any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement and Leaseback Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$5,937,119** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$474,970**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **\$6,361,009**, resulting in a mortgage tax exemption not to exceed **\$47,708**; and (iii) a partial real property tax abatement.

Section 6. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$4,300,000** which result in New York State and local sales and use tax exemption benefits not to exceed **\$344,000**. The Agency agrees to consider any requests by the Tenant for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the

Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 8. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 11. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 12. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: BTC Block 20 Partnership, L.P.
Address: 100 Corporate Parkway, Suite 500
City/State/Zip: Amherst, NY 14226
Tax Id No.: [REDACTED]
Contact Name: David Tytko
Title: Sr. Market Research Manager
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Susan Hassinger Esq.
Firm: Uniland Development Co.
Address: 100 Corporate Parkway, Suite 500
City/State/Zip: Amherst, NY 14226
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
Univest II Corporation	90%	
Sole Limited Partner	10%	

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

II. PROJECT

A. Address of proposed project facility

Address: 600 WillowBrook Office Park

Tax Map Parcel Number: 193.02-1-21.11

City/Town/Village: Town of Perinton

School District: Victor Central School District

Zip: 14450

Current Legal Owner of Property:

BTC Block 20 Partnership, L.P.

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: Bonadio & Co., LLP

Address: 171 Sully's Trail

City/State/Zip: Pittsford, NY 14534

Tax ID No: 16-1131146

Contact Name: Rose Matthews

Title: Director, Finance & Accounting

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 100%

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

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

Name	%	Corporate Title
<u>See Attached</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

F. Project Timeline

Proposed Date of Acquisition: N/A

Proposed Commencement Date of Construction: 11/1/26

Anticipated Completion Date: 11/1/27

G. Contractor(s)

TBD

II.PROJECT (cont'd)

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

NAICS Code: **541211**_____

The proposed project consists of the renovation, modernization, and equipping of an existing 100,000 square foot office building that will be occupied by The Bonadio Group to support its ongoing professional services operations. The office building has been vacant for several years after Windstream, a telecommunications and network services company, relocated its employees to the city of Rochester.

The project includes interior renovations, technology and infrastructure improvements, and the acquisition and installation of furniture, fixtures, and equipment necessary to support current and future business needs.

The investment will modernize the facility, improve operational efficiency, and create a collaborative work environment that supports the organization's long-term business strategy. The project is intended to enhance employee productivity, accommodate evolving technology requirements, and provide a flexible workspace that supports continued growth.

The Bonadio Group is an established professional services firm providing accounting, tax, advisory, and consulting services to businesses, nonprofit organizations, governmental entities, and individuals throughout the Greater Rochester region and beyond. The organization has maintained a significant presence in Monroe County and is committed to continuing its investment in the local community.

The project will support the retention of existing employment within Monroe County while positioning the organization for future growth. In addition to preserving high-quality professional jobs, the investment is expected to generate economic activity through the use of local contractors, suppliers, and service providers during construction and ongoing operations. The renovated facility will strengthen the organization's ability to attract and retain talent, meet the evolving needs of its clients, and remain competitive within the regional marketplace.

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 project would not be undertaken in its current scope, timing, or location without assistance from the Agency. The IDA benefits are a significant factor in offsetting the costs associated with the office lease and tenant improvements, making the project financially viable. The assistance helps support the company's investment in the community, facilitates the expansion of its operations, and enables the creation and retention of jobs that might otherwise be delayed, reduced, or located elsewhere. Accordingly, the Agency's assistance is an important inducement for proceeding with the project as proposed.

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

☒ Yes ☐ No

Location:

Albany, Buffalo, East Aurora, New York City,
Syracuse, and Utica

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:

The Bonadio Group will be relocating from
171 Sully's Trail, Pittsford NY. The relocation
will allow The Bonadio Group to retain and
attract in-demand talent to its firm.

- 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

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

Check One:

☒ **JOBSPPLUS**

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 34.

☐ **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 JOBSPPLUS**

Requirements:

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

☐ **GREEN JOBSPPLUS**

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**

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. \$ 5,937,119
b. Labor b. \$ 5,023,890

Site Work

- c. Materials c. \$ _____
d. Labor d. \$ _____
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ _____
h. Land and/or Building Purchase h. \$ _____
i. Soft Costs (Legal, Architect, Engineering) i. \$ _____
Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 10,961,009
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ 6,361,009
d. TOTAL Public Sources d. \$ _____

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

_____ \$ _____
_____ \$ _____
_____ \$ _____
_____ \$ _____

- e. Equity e. \$ 4,600,000

TOTAL SOURCES \$ 10,961,009
(must equal Total Project Costs)

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

☐ Yes ☒ No

If yes, please specify bank, underwriter, etc.

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 Bonadio & Co., LLP

- 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. \$ 1,000,000
b. Labor b. \$ 400,000
c. Non-Manufacturing Equipment c. \$ _____
d. Manufacturing Equipment d. \$ _____
e. Furniture and Fixtures e. \$ 3,300,000

Other (specify): f. _____ f. \$ _____

g. _____ g. \$ _____

h. _____ h. \$ _____

i. _____ i. \$ _____

Total Project Costs \$ 4,700,000

Value of Incentives
BTC Block 20 Partnership L.P.

A. IDA PILOT Benefits:

Current Assessment	\$4,389,000
Value of New Construction & Renovation Costs	\$5,937,117
Estimated New Assessed Value Subject to IDA	\$10,326,117
Current Taxes	\$148,129
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	21.89000
Total Tax Rate	33.75000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$818,970
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$47,708
--------------------------	----------

D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
------------------------	-----

E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	\$1,818,193
Project Construction Costs:	\$15,661,009
	11.61%

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	\$342,028	\$94,619	\$805,919	\$1,242,565	\$2,194,080	\$951,515
1	90%	\$5,516	\$1,526	\$12,996	\$20,038	\$200,378	\$180,340
2	80%	\$11,252	\$3,113	\$26,513	\$40,877	\$204,385	\$163,508
3	70%	\$17,215	\$4,762	\$40,564	\$62,542	\$208,473	\$145,931
4	60%	\$23,413	\$6,477	\$55,167	\$85,057	\$212,642	\$127,585
5	50%	\$29,851	\$8,258	\$70,338	\$108,448	\$216,895	\$108,448
6	40%	\$36,538	\$10,108	\$86,094	\$132,740	\$221,233	\$88,493
7	30%	\$43,480	\$12,028	\$102,452	\$157,960	\$225,658	\$67,697
8	20%	\$50,685	\$14,022	\$119,430	\$184,137	\$230,171	\$46,034
9	10%	\$58,161	\$16,090	\$137,046	\$211,297	\$234,774	\$23,477
10	0%	\$65,916	\$18,235	\$155,318	\$239,470	\$239,470	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Bonadio & Co., LLP

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)	319	319	32	32
Part Time (PTE)	40	40	4	4
Total	339	339	34	34

** 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 BTC Block 20 Partnership, L.P. / Bonadio & Co., LLP

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.

MJM / MP

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**.

MJM / MP

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.

MJM / MP

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.

MJM / MP

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.

MJM /MP

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.

MJM /MP

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.

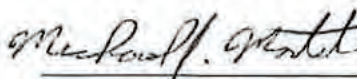
Furthermore, the undersigned realizes that failure to abide by the terms herein could result in COMIDA revoking all or any portion of benefits it deems reasonable in its sole discretion for any violation hereof.

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner

Bonadio & Co., LLP

(APPLICANT COMPANY)

(TENANT COMPANY)

 **President** 7/22/26
Signature , Title Date

Michael Parrinello Digitally signed by Michael Parrinello Date: 2026.07.22 12:53:32 -04'00' **CFO** 7/22/26
Signature , Title Date

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.

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner

Bonadio & Co., LLP

(APPLICANT COMPANY)

(TENANT COMPANY)

 **President** 7/22/26
Signature, Title Date

Michael Parrinello Digitally signed by Michael Parrinello
Date: 2026.07.22
12:54:28 -0400 **CFO** 7/22/26
Signature, Title Date

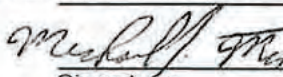
X. CERTIFICATION

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.

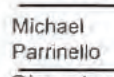
APPLICANT COMPANY

BTC Block 20 Partnership, L.P. By: Univest II Corporation, General Partner

 **President** 7/22/26
Signature, Title Date

TENANT COMPANY

Bonadio & Co., LLP

 **CFO** 7/22/26
Signature, Title Date



Rev 1/2026 13





APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT: King Park 2022 LLP
30 King Road
Rochester, NY 14428

PROJECT LOCATION: 30 King Road
Rochester, NY 14428

PROJECT SUMMARY: King Park 2022 LLC, a real estate development company, is constructing a multi-phased project, which will include the construction of eight (8) pole barn style buildings, totaling 88,000 square feet. The buildings will be designed to meet the needs of small businesses and skilled trades contractors in search of affordable rental spaces. This application represents the second phase and consists of the construction of two 12,000 square foot buildings and one 8,000 square foot building. Each building will be divided up into multiple units with associated parking, office space and related facilities. The project is projected to create 3 new FTEs. The \$3 million project is seeking a mortgage recording tax exemption, sales tax exemption, and real property tax abatement. The benefit/incentive ratio is 14:1.

PROJECT AMOUNT: \$3,069,657 Lease/Leaseback with Abatement
\$149,384 Sales Tax Exemption
\$18,096 Mortgage Recording Tax Exemption

JOBS: EXISTING:	0	FTEs
NEW:	3	FTEs
REQUIRED:	1	FTE

PUBLIC HEARING DATE: August 13, 2026

BENEFIT TO INCENTIVE RATIO: 14:1

SEQR: REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY: NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE: JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August, 18th 2026
Project Title Kink Park 2022 LLC
Project Location 30 King Road, Chili, NY 14428

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

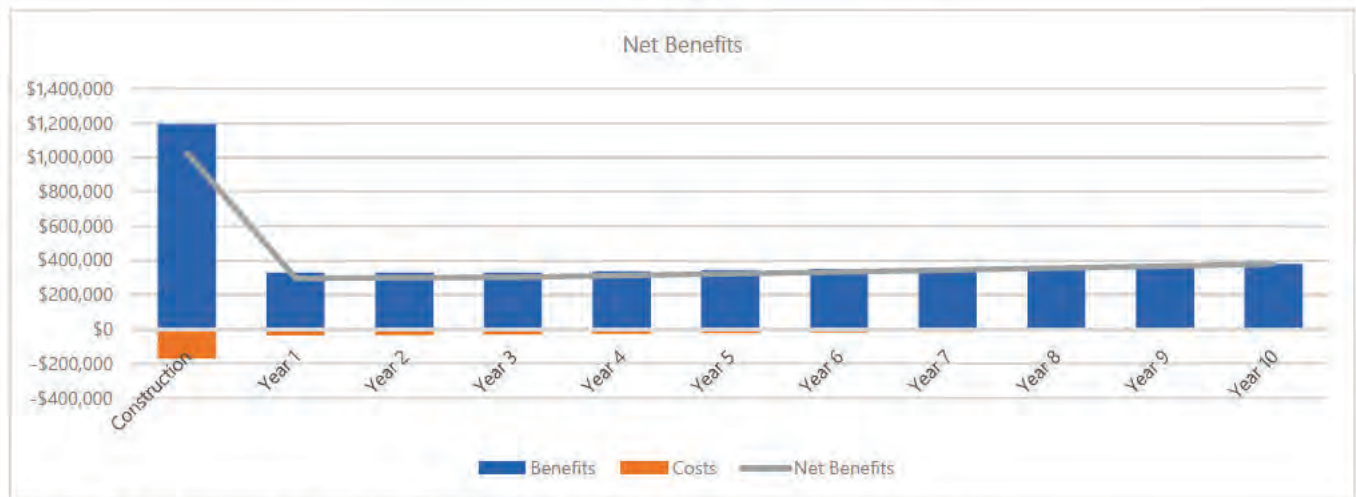
Project Total Investment

\$3,069,657

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	15	3	19
Earnings	\$946,382	\$179,568	\$1,125,950
Local Spend	\$2,455,726	\$611,277	\$3,067,003

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	3	2	5
Earnings	\$2,222,424	\$1,092,909	\$3,315,332

Figure 1



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

Figure 2

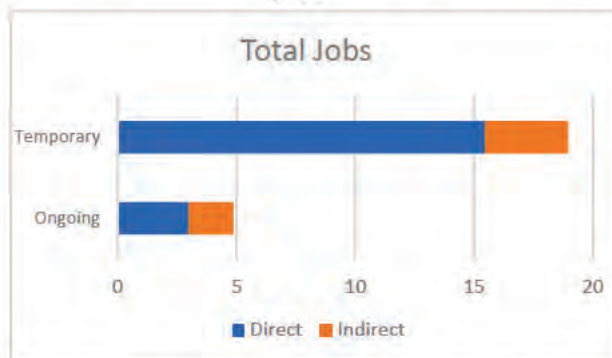
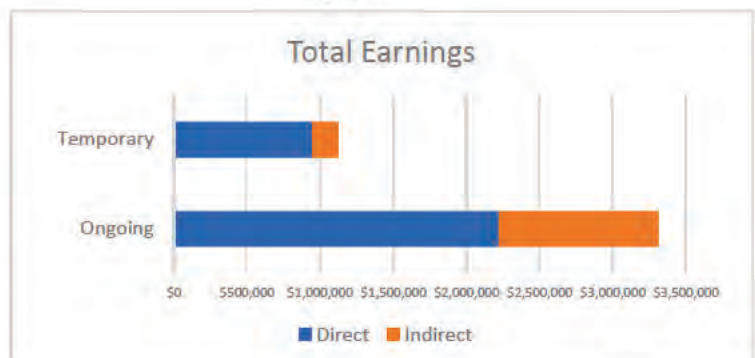


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$181,709	\$168,819
Sales Tax Exemption	\$149,384	\$149,384
Local Sales Tax Exemption	\$74,692	\$74,692
State Sales Tax Exemption	\$74,692	\$74,692
Mortgage Recording Tax Exemption	\$18,096	\$18,096
Local Mortgage Recording Tax Exemption	\$6,032	\$6,032
State Mortgage Recording Tax Exemption	\$12,064	\$12,064
Total Costs	\$349,189	\$336,299

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$4,709,661	\$4,330,803
To Private Individuals	\$4,441,282	\$4,095,798
Temporary Payroll	\$1,125,950	\$1,125,950
Ongoing Payroll	\$3,315,332	\$2,969,848
Other Payments to Private Individuals	\$0	\$0
To the Public	\$268,379	\$235,005
Increase in Property Tax Revenue	\$237,290	\$206,335
Temporary Jobs - Sales Tax Revenue	\$7,882	\$7,882
Ongoing Jobs - Sales Tax Revenue	\$23,207	\$20,789
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$230,947	\$212,981
To the Public	\$230,947	\$212,981
Temporary Income Tax Revenue	\$50,668	\$50,668
Ongoing Income Tax Revenue	\$149,190	\$133,643
Temporary Jobs - Sales Tax Revenue	\$7,882	\$7,882
Ongoing Jobs - Sales Tax Revenue	\$23,207	\$20,789
Total Benefits to State & Region	\$4,940,608	\$4,543,785

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,330,803	\$249,543	17:1
State	\$212,981	\$86,756	2:1
Grand Total	\$4,543,785	\$336,299	14:1

*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

Motion By: _____
Seconded By: _____

RESOLUTION
(King Park 2022 LLC Project)
OSC Code 2602-26-034A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 13, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY KING PARK 2022 LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **KING PARK 2022 LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition or retention of a leasehold interest in an approximately 18-acre parcel of land located at 30 King Road in the Town of Chili, New York 14428 and all other lands in the Town of Chili where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land") together with two (2) approximately 12,000 square foot pole barn-style buildings currently located thereon (the "Existing Improvements"); (B) the construction on the Land of three (3) additional pole barn-style buildings, two (2) of which will

contain approximately 12,000 square feet and one (1) of which will contain approximately 8,000 square feet (collectively, the "Improvements") all for use by small businesses and skilled trades contractors; and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Thursday, August 13, 2026, at 11:15 a.m., local time, in the Main Meeting Room at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Chili Planning Board (the "Planning Board"), as lead agency, conducted an uncoordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Planning Board dated December 12, 2023 (the "Negative Declaration"), concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application

and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Planning Board has conducted an uncoordinated review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an "Unlisted Action" pursuant to SEQRA, the Planning Board also issued a Negative Declaration on December 12, 2023, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the

Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement and Leaseback Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$1,867,294** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$149,384**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **\$2,412,765**, resulting in a mortgage tax exemption not to exceed **\$18,096**.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax

exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things

as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: King Park 2022 LLC
Address: 30 King Road
City/State/Zip: Churchville, NY 14428
Tax Id No.: [REDACTED]
Contact Name: Andrew Vieira
Title: President
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Brian Streicher
Firm: Ernstrom & Drete LLP
Address: 925 Clinton Square
City/State/Zip: Rochester, NY 14604
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
<u>Andrew Vieira</u>	<u>100</u>	<u>President</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

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

II. PROJECT

A. Address of proposed project facility

Address: 30 King Road

Tax Map Parcel Number: 145.10-1-1

City/Town/Village: Chili

School District: Chuchville-Chili

Zip: 14428

Current Legal Owner of Property:

Andrew Vieira

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: 05/04/2022

Proposed Commencement Date of Construction: 09/01/2026

Anticipated Completion Date: 04/30/2027

G. Contractor(s)

Rochester Earth Inc, Concord Electric, Alliance Doors

Pikuet Paving, Martin Builders, Bro Con Custom Crete

II.PROJECT (cont'd)

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

NAICS Code: 531120

This new construction project will be located at 30 King Rd in the town of Churchville on approximately 18 acres of industrial zoned land. It will consist of 8 pole barn style buildings including 6 that are 12,000sqft and 2 that are 8,000sqft. The development will directly create a maintenance and management job. Additionally it will indirectly create jobs for the small business that are renting. Each building will be subdivided up into 1500sqft units that will be for rent. Our focus is to rent these units to small businesses and skilled trades contractors. For example, tree clearing, plumbers, electricians, carpenters, automotive detailing, landscapers ect. These units also offer outdoor parking and storage for trucks, trailers, equipment ect. Each unit will have an area for an office and a bathroom, and have public water, heat and electric. We would like to offer a place for small businesses that are operating out of their homes or new businesses to have a place where they can operate out of and grow. We have divided the project into 3 phases with phase 1 including two 12,000sqft buildings which would total 8 units. This phase has been completed and we are starting the next phase as we have reached 50% vacancy to be able to stay ahead of the demand.

Phase 2 will include 3 pole barn buildings, 2 that are 12,000sqft and 1 that is 8,000sqft. We have directly hired a small business to assist with managing the property which has already created 2 jobs for that company. We have received interest from multiple other companies in our phase 2 buildings as they are looking to have a place of their own and expand their businesses.

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.

With this business being new, it is still filling some vacancies from phase 1 and using the current revenue generation to support the phase 1 operations. This financial assistance will ensure that the business is able to complete construction on phase 2, and operate while tenants are filling the vacancies.

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

☒ Yes ☐ No

Location:

30 King Rd Churchville, NY 14428

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

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 1.

☐ **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**

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. \$ 1,159,800
b. Labor b. \$ 773,200

Site Work

- c. Materials c. \$ 587,494
d. Labor d. \$ 391,663
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ 120,000
h. Land and/or Building Purchase h. \$ _____
i. Soft Costs (Legal, Architect, Engineering) i. \$ 37,500
Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 3,069,657
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ 2,412,765
d. TOTAL Public Sources d. \$ _____

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

_____ \$ _____
_____ \$ _____
_____ \$ _____
_____ \$ _____

- e. Equity e. \$ 656,892

TOTAL SOURCES \$ 3,069,657
(must equal Total Project Costs)

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

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc.

ESL

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 \$ _____

Value of Incentives
Kink Park 2022 LLC

A. IDA PILOT Benefits:

Current Assessment	\$195,400
Value of New Construction & Renovation Costs	\$1,747,294
Estimated New Assessed Value Subject to IDA	\$1,942,694
Current Taxes	\$4,279
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	5.52000
Local Tax Rate* Tax Rate/\$1,000	1.89000
School Tax Rate /\$1,000	14.49000
Total Tax Rate	21.90000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$149,384
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$18,096
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D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
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E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	\$349,189
Project Construction Costs:	\$3,069,657
	11.38%

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	\$59,810	\$20,478	\$157,002	\$237,290	\$418,999	\$181,709
1	90%	\$965	\$330	\$2,532	\$3,827	\$38,266	\$34,439
2	80%	\$1,968	\$674	\$5,165	\$7,806	\$39,031	\$31,225
3	70%	\$3,010	\$1,031	\$7,902	\$11,944	\$39,812	\$27,868
4	60%	\$4,094	\$1,402	\$10,747	\$16,243	\$40,608	\$24,365
5	50%	\$5,220	\$1,787	\$13,703	\$20,710	\$41,420	\$20,710
6	40%	\$6,389	\$2,188	\$16,772	\$25,349	\$42,248	\$16,899
7	30%	\$7,603	\$2,603	\$19,959	\$30,165	\$43,093	\$12,928
8	20%	\$8,863	\$3,035	\$23,266	\$35,164	\$43,955	\$8,791
9	10%	\$10,171	\$3,482	\$26,698	\$40,351	\$44,834	\$4,483
10	0%	\$11,527	\$3,947	\$30,258	\$45,731	\$45,731	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Tenants TBD

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	3	3
Part Time (PTE)	0	0	0	0
Total	0	0	3	3

** 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.

[Remainder of this Page Intentionally Left Blank]

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 King Park 2022 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.

AV

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.**

AV

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.

AV

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.

AV

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.

AV

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.

AV

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.

King Park 2022 LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

Andrew Vieira

President

Signature

, Title

Date

Signature

, Title

Date

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.

King Park 2022 LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

Andrew Kivria

President

Signature

, Title

Date

Signature

, Title

Date

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

King Park 2022 LLC

Andrew Vivia
Signature

President

, Title

Date

TENANT COMPANY

Signature

, Title

Date



TOWN OF CHILI

STATE OF NEW YORK * COUNTY OF MONROE
ESTABLISHED IN 1822



David J Dunning
Supervisor/Liaison

Michael Nyhan
Chairperson

PLANNING BOARD

John A. Hellaby
Glenn Hyde
David Cross
Matt Emens
Paul Bloser
Board Members

DECISION LETTER

December 14, 2023

King Park 2022, LLC
P.O. Box 170
North Chili, New York 14514

Re: Application of King Park 2022, LLC, P.O. Box 170 North Chili, NY 14514; Andrew Viera, P.O. Box 170 North Chili, NY 14514, owner; for a special use permit to allow the use of the similar character (warehouse/distribution/office) at the property located at 30 King Road. LI District

To whom it may concern:

The Chili Planning Board, at their December 12, 2023 public hearing unanimously approved by a vote of seven (7-0) the above application with no conditions.

The Planning Board of the Town of Chili, as lead agency, declared this application to be an Unlisted Action under the State Environmental Quality Review (SEQR) Act and found this application to have no significant environmental impact.

Sincerely,

Michael P. Nyhan, Chairman
Chili Planning Board

MPN/gd
XC: Matt Piston, Assistant Town Counsel
Planning Board Members
Paul Wanzonried, Bldg. Dept. Manager
David Dunning, Town Supervisor
Michael Hanscom, Town Engineers Office
David Lindsay, Supt. Highway/Comm. of Public Works
File

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part I is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 30 King Road		
Project Location (describe, and attach a general location map): 30 King Road - 1,000 ft. +/- south of Roberto Drive		
Brief Description of Proposed Action (include purpose or need): Requesting site plan and special use permit approval from the Planning Board to allow for the construction of eight commercial buildings to be utilized by contractors and businesses. The development will be in compliance with the limited Industrial zoning district code and other Town of Chili regulations. The development will be utilized by local businesses for office space, work space and storage as required by their operation. Site improvements include the installation of parking areas, sanitary sewers, storm sewers, stormwater management areas, water-mains, gas and electric to service the buildings.		
Name of Applicant/Sponsor: King Park 2022, LLC		Telephone: 585-303-0119
		E-Mail: greentechinc@hotmail.com
Address: P.O. Box 170		
City/PO: North Chili	State: NY	Zip Code: 14514
Project Contact (if not same as sponsor; give name and title/role): Andrew Viera		Telephone: 585-705-4740
		E-Mail: greentechinc@hotmail.com
Address: P.O. Box 170		
City/PO: North Chili	State: NY	Zip Code: 14514
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board- Site Plan approval & Special Use Permit	October 10, 2023 Planning Board Meeting
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	MCWA- water service, MCHD- Water & Backflow, MCDOT- Driveway Permit & forcemain installation	September 2023
f. Regional agencies ☒ Yes ☐ No	CSX Railroad - San. forcemain crossing	February 2023
g. State agencies ☒ Yes ☐ No	NYSDEC - Construction Stormwater Permit	November 2023
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):
NYS Heritage Areas: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Limited Industrial (LI)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Churchville - Chili School District

b. What police or other public protection forces serve the project site?

Monroe County Sheriff's Dept.

c. Which fire protection and emergency medical services serve the project site?

Chili Fire District

d. What parks serve the project site?

N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial

b. a. Total acreage of the site of the proposed action? 18 acres

b. Total acreage to be physically disturbed? 14 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase I (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No			
If Yes, show numbers of units proposed.			
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>
	<u>Multiple Family (four or more)</u>		
Initial Phase	_____	_____	_____
At completion	_____	_____	_____
of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>8</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>30</u> height; <u>80</u> width; and <u>200</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>112,000</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 720 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: MCWA
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 720 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Domestic sanitary sewage from bathrooms

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: VanLare Treatment Plant
- Name of district: Gates-Chili-Ogden
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ The project will utilize a sanitary pump station with 1,500 lf - 3" sanitary force-main to the existing gravity sanitary sewer at Roberto Drive.	☐ Yes ☒ No ☒ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>9.8</u> acres (impervious surface) _____ Square feet or <u>18</u> acres (parcel size) ii. Describe types of new point sources. <u>Parking areas will sheet flow to the storm sewers draining to the stormwater management area which will have a controlled discharge.</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ <u>to a stormwater management area and existing road side storm sewers.</u> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☐ Yes ☒ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☒ Randomly between hours of 7 am to 5 pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
Small business and contractor owned business vehicles only anticipated.

iii. Parking spaces: Existing 0 Proposed 300 Net increase/decrease 300

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
Lighting and heating of buildings to be determined

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
RG&E

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: <u>7 am - 5 pm</u>	• Monday - Friday: <u>7 am - 5pm</u>
• Saturday: <u>NA</u>	• Saturday: <u>7 am - 5pm</u>
• Sunday: <u>NA</u>	• Sunday: <u>NA</u>
• Holidays: <u>NA</u>	• Holidays: <u>NA</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes: i. Provide details including sources, time of day and duration: 	☐ Yes ☒ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe: 	☐ Yes ☒ No
n. Will the proposed action have outdoor lighting? If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>wall mounted lights over doors with shields directly lights downward to prevent off site light spill</u>	☒ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe: 	☐ Yes ☒ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: 	☐ Yes ☒ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	☐ Yes ☒ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: i. Describe proposed treatment(s): 	☐ Yes ☒ No
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 0.2 tons per _____ month (unit of time) • Operation : _____ 0.1 tons per _____ month (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Good construction practices</u> • Operation: <u>Follow waste hauler and County requirements</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Local Waste Hauler</u> • Operation: <u>Local Waste Hauler</u>	☒ Yes ☐ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No
 If Yes: provide name and location of facility: _____
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	9.8	+9.8
• Forested	4	4	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	14	0	-14
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: stormwater management area, lawns and existing natural buffer retained.	0	4.2	+4.2

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No If Yes, i. Identify Facilities: _____ _____	
e. Does the project site contain an existing dam? ☐ Yes ☒ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ 8+ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: 100 %	
Silt Loam _____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ 6+ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☒ Moderately Well Drained: _____ 65 % of site	
☒ Poorly Drained _____ 35 % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 100 % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name Federal Waters, NYS Wetland Approximate Size NYS Wetland (in a... • Wetland No. (if regulated by DEC) CI-45	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☒ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	☐ Yes ☒ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

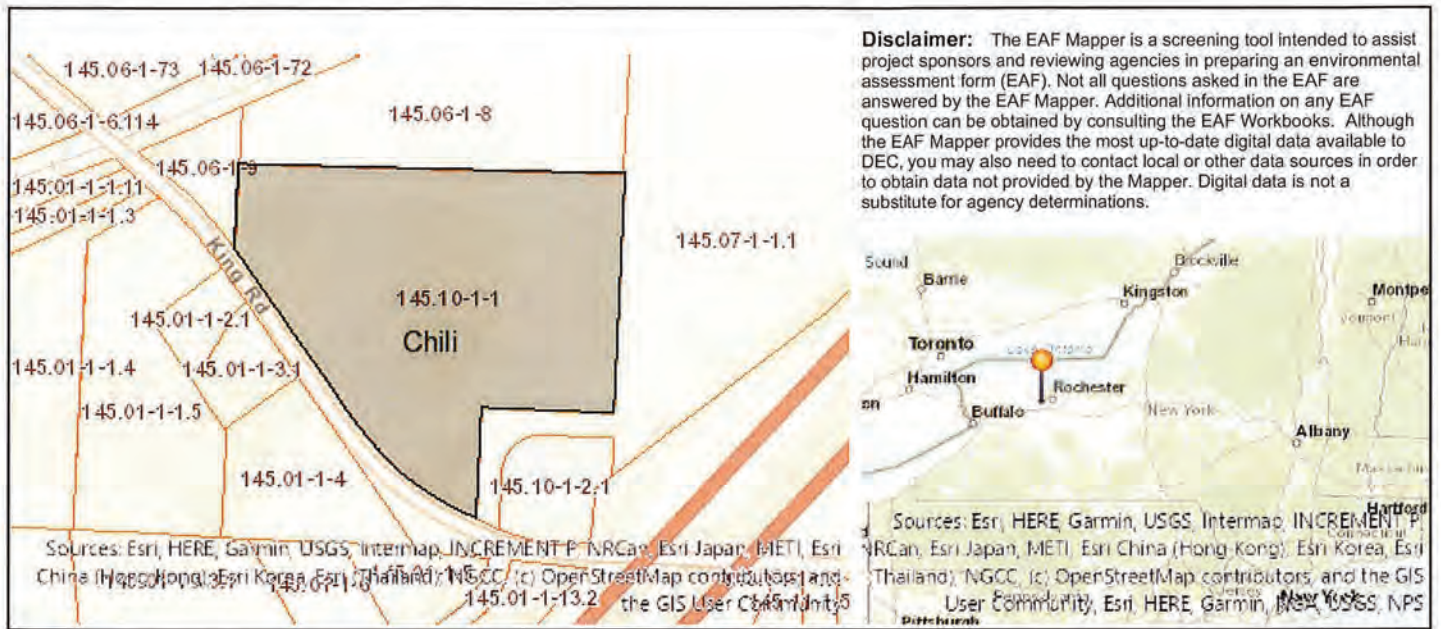
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name King Park 2022, LLC/Landtech PLLC Date 10/6/2023

Signature *Robert W. Winters* LANDTECH PLLC Title *Project Engineer*

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres): 27.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CI-45
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project : King Park 2022 LLC
 Date : December 12, 2023

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. <u>Impact on Land</u> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐		
h. Other impacts: _____		☒	☐		

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☒ YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☒	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

1. Other impacts: _____ _____		☒	☐
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4. <u>Impact on groundwater</u> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. ☒ NO ☐ YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. <u>Impact on Flooding</u> The proposed action may result in development on lands subject to flooding. ☐ NO ☒ YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☒	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☒	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☒	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☒	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☒	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☒	☐

g. Other impacts: _____		☒	☐
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6. <u>Impacts on Air</u> The proposed action may include a state regulated air emission source. ☒ NO ☐ YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. <u>Impact on Plants and Animals</u> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☒ NO ☐ YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. <u>Impact on Agricultural Resources</u> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☒ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☒	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☒	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☒	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☒	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☒	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☒	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☒	☐
h. Other impacts: _____		☒	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. <u>Impact on Open Space and Recreation</u> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. <u>Impact on Critical Environmental Areas</u> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☒	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts: _____		☒	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts: _____		☒	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: _____ _____		☒	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information provided through engineering documents, input from interested agencies, SWPPP, NYSOPRHP, County of Monroe, NYSDOT, and after a public hearing.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board for the Town of Chili _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: King Park 2022,, LLC

Name of Lead Agency: Town of Chili Planning Board

Name of Responsible Officer in Lead Agency: Michael P. Nyhan

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: *Michael P. Nyhan*

Date: December 12, 2023

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Michael P. Nyhan

Address: 3333 Chili Ave. Rochester, NY 14624

Telephone Number: 585-889-3550

E-mail: mnyhan@live.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

Panorama Landing, LLC
1890 S. Winton Road Suite 100
Rochester, NY 14618

TENANT/PROJECT LOCATION:

Town Square Health
963 Panorama Trail S.
Pittsford, NY 14624

PROJECT SUMMARY:

Panorama Landing, LLC, a real estate holding company, proposes the construction of a new 9,000 square foot building in the Town of Pittsford, for its tenant, Town Square Health, a physician-owned primary care practice. Town Square Health is considered "retail" under Section 862 of the General Municipal Law. The project qualifies as a unique facility as it is the first of its kind in Monroe County to tailor its services to older adults on Medicare while offering on-site telehealth appointments with specialists. The \$3.9 million project is seeking a sales tax exemption, mortgage recording tax exemption, and a real property tax abatement. The project is projected to create 30 new FTEs in addition to an existing 2 FTEs. The benefit to incentive ration is 90:1.

PROJECT AMOUNT:

\$3,930,000 Lease/Leaseback with Abatement
\$160,000 Landlord Sales Tax Exemption
\$40,000 Tenant Sales Tax Exemption
\$20,625 Mortgage Recording Tax Exemption

JOBS: EXISTING:

NEW:

REQUIRED:

2	FTEs
30	FTEs
1	FTE

PUBLIC HEARING DATE:

August 14, 2026

BENEFIT TO INCENTIVE RATIO:

90:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

JOB CREATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August, 18th 2026
Project Title Panorama Landing, LLC
Project Location 1890 S. Winton Road Suite 100, Rochester, NY 14618

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

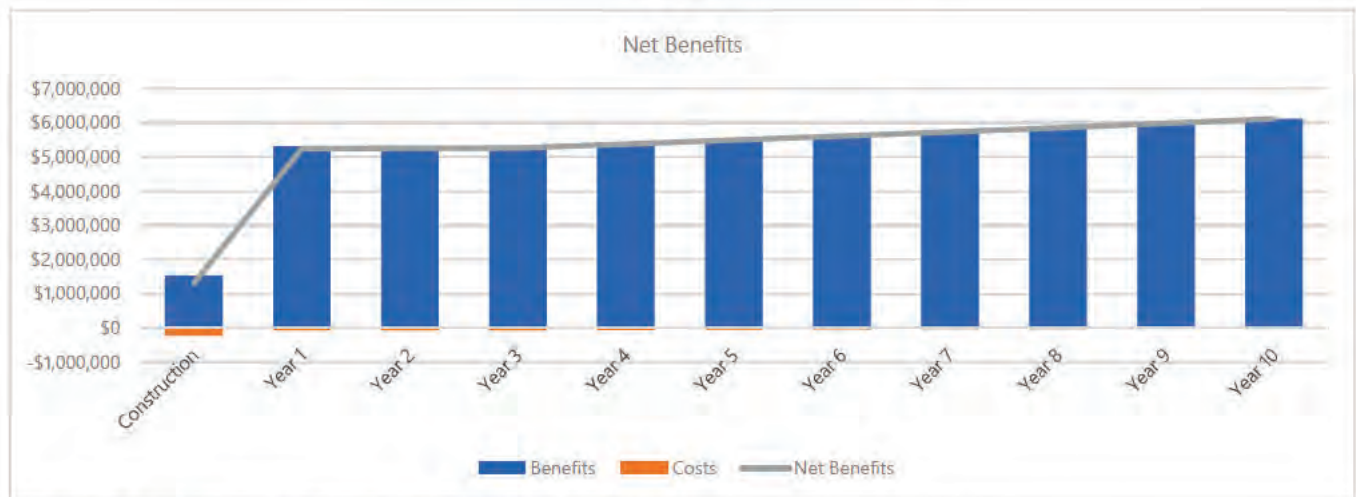
Project Total Investment

\$3,930,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	20	4	24
Earnings	\$1,211,628	\$229,896	\$1,441,523
Local Spend	\$3,144,000	\$782,601	\$3,926,601

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	30	8	38
Earnings	\$47,623,361	\$5,572,398	\$53,195,759

Figure 1



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

Figure 2

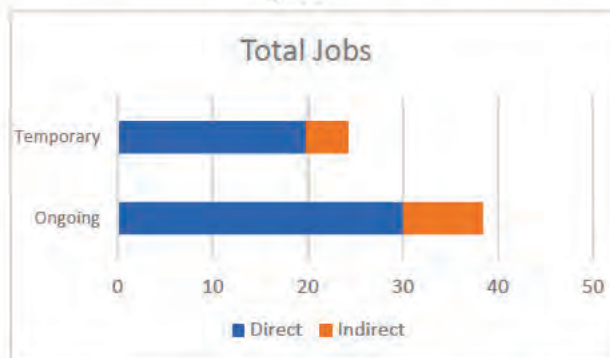


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$392,425	\$364,588
Sales Tax Exemption	\$200,000	\$200,000
Local Sales Tax Exemption	\$100,000	\$100,000
State Sales Tax Exemption	\$100,000	\$100,000
Mortgage Recording Tax Exemption	\$20,625	\$20,625
Local Mortgage Recording Tax Exemption	\$6,875	\$6,875
State Mortgage Recording Tax Exemption	\$13,750	\$13,750
Total Costs	\$613,050	\$585,213

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$55,532,203	\$49,883,126
To Private Individuals	\$54,637,282	\$49,093,862
Temporary Payroll	\$1,441,523	\$1,441,523
Ongoing Payroll	\$53,195,759	\$47,652,338
Other Payments to Private Individuals	\$0	\$0
To the Public	\$894,921	\$789,265
Increase in Property Tax Revenue	\$512,460	\$445,608
Temporary Jobs - Sales Tax Revenue	\$10,091	\$10,091
Ongoing Jobs - Sales Tax Revenue	\$372,370	\$333,566
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,841,139	\$2,552,881
To the Public	\$2,841,139	\$2,552,881
Temporary Income Tax Revenue	\$64,869	\$64,869
Ongoing Income Tax Revenue	\$2,393,809	\$2,144,355
Temporary Jobs - Sales Tax Revenue	\$10,091	\$10,091
Ongoing Jobs - Sales Tax Revenue	\$372,370	\$333,566
Total Benefits to State & Region	\$58,373,342	\$52,436,007

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$49,883,126	\$471,463	106:1
State	\$2,552,881	\$113,750	22:1
Grand Total	\$52,436,007	\$585,213	90:1

*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

Motion By: _____
Seconded By: _____

RESOLUTION

(Panorama Landing, LLC and Town Square Health, Inc. Project)
OSC Codes 2602-26-037A and 2602-26-038A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 14, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY PANORAMA LANDING, LLC OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AND TOWN SQUARE HEALTH, INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "TENANT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AND THE TENANT AS AGENTS OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE TENANT IN THE FORM OF SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT AND TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (V) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **PANORAMA LANDING, LLC**, a New York limited liability company, for itself or a related entity formed or to be formed (collectively, the "Company") and **TOWN SQUARE HEALTH, INC.**, a corporation for itself or a related entity formed or to be formed (collectively, the "Tenant") have requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 4.37-acre

parcel of land located at 963 Panorama Trail South in the Town of Pittsford, New York 14625 and all other lands in the Town of Pittsford where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction on the Land of an approximately 9,000 square-foot, single-story Class A medical office building containing approximately 16 examination rooms, laboratory space, conference and administrative areas, and related parking and site improvements (collectively, the "Improvements"); and (C) the acquisition, installation and equipping therein, thereon or thereabout of certain medical, office, and related machinery, equipment and personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by the Tenant as a primary care and specialty care medical office facility; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Friday, August 14, 2026, at 11:00 a.m., local time, in the Town Hall Meeting Room at the Pittsford Town Hall, 11 South Main Street, Pittsford, New York 14534, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the Company and the Tenant as its agents for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Tenant in the form of a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility and to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement;

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, the Project constitutes a "retail" project as defined under Section 862 of the Act and the Company has represented that the predominant purpose of the Project is to make goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town of Pittsford, Monroe County, New York (which finding must be confirmed by the County Executive of Monroe County, New York); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Pittsford Planning Board (the "Planning Board"), as lead agency, conducted a review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Planning Board dated August 18, 2015 (the "Negative Declaration") a copy of which is attached hereto as **Exhibit B**, concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Planning Board has conducted a review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as a Type 1 Action pursuant to SEQRA, the Planning Board also issued a Negative Declaration on August 19, 2015, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. § 617.7; and

(g) Pursuant to Section 862 of the Act, the Project constitutes a "retail" project. Based on representations made by the Company to the Agency, the Agency hereby finds that (i) the predominant purpose of the Project is to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town of Pittsford, Monroe County because of a lack of reasonably accessible retail trade facilities offering such goods or services, and (ii) the Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the State. Notwithstanding anything contained in this Resolution to the contrary, no financial assistance shall be provided to the Company by the Agency unless and until the Agency shall have obtained the confirming approval of the County Executive of Monroe County, New York.

Section 2. The Agency hereby determines that the acquisition of a leasehold interest in and the construction, equipping, repair and maintenance of the Facility by the Agency and the lease or sublease of the Facility to the Company will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County of Monroe and the people of the State of New York and improve their standard of living, thereby serving the public purposes of the Act and, therefore, the same is approved.

Section 3. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 4. Subject to the Company and the Tenant executing Project Agreements and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company and the Tenant to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company and the Tenant as the true and lawful agents of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they relate to the renovation, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, renovating, equipping, repairing and maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2027** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement and Leaseback Agreement contemplated have not been executed and delivered. The Executive

Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$2,000,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$160,000**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **\$2,750,000**, resulting in a mortgage tax exemption not to exceed **\$20,625**; and (iii) real property tax abatement pursuant to the Agency's uniform tax exemption policy.

Section 6. Based upon the representation and warranties made by the Tenant in its application for financial assistance, the Agency hereby authorizes and approves (i) the Tenant as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$500,000** which result in New York State and local sales and use tax exemption benefits not to exceed **\$40,000**. The Agency agrees to consider any requests by the Tenant for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company and/or the Tenant, their respective agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 8. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 11. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 12. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: PANORAMA LANDING, LLC
Address: 1890 S WINTON ROAD SUITE 100
City/State/Zip: ROCHESTER NY 14618
Tax Id No.: [REDACTED]
Contact Name: EVAN GALLINA
Title: MEMBER
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: DANIEL BRYSON
Firm: LAZY KATZEN, LLP
Address: 600 BAUSCH & LOMB
City/State/Zip: ROCHESTER NY 14604
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
<u>ANDREW GALLINA</u>	<u>19.82</u>	<u>MEMBER</u>
<u>EVAN GALLINA</u>	<u>26.73</u>	<u>MEMBER</u>
<u>LAUREN GALLINA</u>	<u>26.72</u>	<u>MEMBER</u>
<u>ROBERT GALLINA</u>	<u>26.73</u>	<u>MEMBER</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

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

II. PROJECT

A. Address of proposed project facility

Address: 963 PANORAMA TRAIL S

Tax Map Parcel Number: **139.13-1-1.42**

City/Town/Village **PITTSFORD**School District EAST ROCHESTER UNION FREE

Zip 14624

Current Legal Owner of Property:

PANORAMA LANDING 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: **TOWN SQUARE HEALTH**

Address: 222 Merchandise Mart, Suite 228

City/State/Zip Chicago, IL 60654

Tax ID No. [REDACTED]

Contact Name: **David Buchanan**

Title: CEO

Telephone: **312-961-4854**

Email: [REDACTED]

% of facility to be occupied by user/tenant 100%

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

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

Name	%	Corporate Title
See attached.		

F. Project Timeline

Proposed Date of Acquisition: _____

Proposed Commencement Date of Construction: 10/1/2028

Anticipated Completion Date: 10/1/2027

G. Contractor(s)

GAL-SON DEVELOPMENT, INC.

II.PROJECT (cont'd)

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

NAICS Code: _____

Please see attached.

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.

Town Square Health is a new to market medical provider seeking a unique facility to operate its business in Monroe County. Based on the ever increasing costs of construction, it is extremely challenging to create a Class A facility at a competitive market rate. We are asking for financial assistance in an effort to help reduce Town Square Health's overall cost as they enter the marketplace and establish themselves as a medical provider in Monroe County. By coupling sales tax exemption, mortgage tax exemption and a PILOT program, we are able to provide competitive pricing on a long term lease basis.

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

☐ Yes ☒ No

Location:

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

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**

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. \$ 1,785,000
b. Labor b. \$ 985,000

Site Work

- c. Materials c. \$ 215,000
d. Labor d. \$ 95,000
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ _____
h. Land and/or Building Purchase h. \$ 220,000
i. Soft Costs (Legal, Architect, Engineering) i. \$ 150,000

- Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 3,430,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax Exempt Industrial Revenue Bond a. \$ _____
b. Taxable Industrial Revenue Bond b. \$ _____
c. Bank Financing c. \$ 2,750,000
d. TOTAL Public Sources d. \$ _____

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

_____ \$ _____
_____ \$ _____
_____ \$ _____
_____ \$ _____

- e. Equity e. \$ 680,000
TOTAL SOURCES \$ 3,430,000
(must equal Total Project Costs)

- 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
Todd Andrews

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 Town Square Health, Inc.

- 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. \$ 500,000

- Other (specify): f. _____ f. \$ _____
g. _____ g. \$ _____
h. _____ h. \$ _____
i. _____ i. \$ _____

Total Project Costs \$ 500,000

Value of Incentives
Panorama Landing, LLC

A. IDA PILOT Benefits:

Current Assessment	\$327,800
Value of New Construction & Renovation Costs	\$2,000,000
Estimated New Assessed Value Subject to IDA	\$2,327,800
Current Taxes	\$13,545
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	9.29000
Local Tax Rate* Tax Rate/\$1,000	3.13000
School Tax Rate /\$1,000	28.90000
Total Tax Rate	41.32000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$200,000
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$20,625
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D. Industrial Revenue Bond Benefit

IRB inducement amount:	\$0
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E. Percentage of Project Costs financed from Public Sector sources:

Total Value of Incentives:	\$613,050
Project Construction Costs:	\$3,930,000
	15.60%

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	\$115,217	\$38,819	\$358,425	\$512,460	\$904,885	\$392,425
1	90%	\$1,858	\$626	\$5,780	\$8,264	\$82,640	\$74,376
2	80%	\$3,790	\$1,277	\$11,791	\$16,859	\$84,293	\$67,434
3	70%	\$5,799	\$1,954	\$18,041	\$25,794	\$85,979	\$60,185
4	60%	\$7,887	\$2,657	\$24,535	\$35,079	\$87,698	\$52,619
5	50%	\$10,056	\$3,388	\$31,282	\$44,726	\$89,452	\$44,726
6	40%	\$12,308	\$4,147	\$38,290	\$54,745	\$91,241	\$36,496
7	30%	\$14,647	\$4,935	\$45,565	\$65,146	\$93,066	\$27,920
8	20%	\$17,074	\$5,753	\$53,115	\$75,942	\$94,927	\$18,985
9	10%	\$19,592	\$6,601	\$60,950	\$87,143	\$96,826	\$9,683
10	0%	\$22,205	\$7,481	\$69,076	\$98,762	\$98,762	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Town Square Health, Inc.

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)	2		30	32
Part Time (PTE)				
Total	2	0	30	32

** 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 Market Area, in the fourth column. The Labor Market 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.

(Remainder of this Page Intentionally Left Blank)

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 Panorama Landing, LLC/ GAL-SON DEVELOPMENT, INC.

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.

EAG

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.*

EAG

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.

EAG

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.

EAG

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.

EAG

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

EAG

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.

Panorama Landing, LLC

(APPLICANT COMPANY)

Town Square Health, Inc.

(TENANT COMPANY)



Signature

Member 23/07/2026

Title

Date



Signature

CEO 23/07/2026

Title

Date

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.

Panorama Landing, LLC

(APPLICANT COMPANY)

 **Member** 23/07/26
Evan Collins (Jul 23, 2026 13:47:24 EDT)

Signature

, Title

Date

Town Square Health, Inc.

(TENANT COMPANY)

 **CEO** 23/07/2026
David Buchanan (Jul 23, 2026 12:06:46 CDT)

Signature

, Title

Date

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: N/A
-
- 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

Panorama Landing, LLC

TENANT COMPANY

Town Square Health, Inc.

Evan Gallina

Evan Gallina (Jul 23, 2026 15:51:53 EDT)

Signature

Member 23/07/2026

Title

Date

David Buchanan

David Buchanan (Jul 23, 2026 14:16:34 CDT)

Signature

Chief Executive 23/07/2026

Title

Date



MONROE COUNTY

**ECONOMIC
DEVELOPMENT**

Rev 1/2026 13

CityPlace, 50 West Main Street, Suite 1150, Rochester, NY 14614
Phone: 585-753-2000 | Fax: 585-753-2028 | www.monroecountybusiness.org

Section 2

Additional User / Tenant:

Town Square Medical, P.C.

41-4957122

Owner: David Buchanan, 100%

Town Square Health, Inc.

David Buchanan — 89.517% — CEO

Marshall Glanzer — 4.058% — CTO

Ellen Wagner — 2.029% — Shareholder

Fiona Weber — 1.691% — Shareholder

Lauren Ranalli — 1.353% — Shareholder

Bryan Branson — 0.676% — Shareholder

Amy Christenson — 0.676% — Shareholder

At the core of Town Square Health is a value-based approach to primary care for adults on Medicare. Rather than measuring success by the volume of visits squeezed into a day, Town Square Health measures it by outcomes, by whether patients are healthier, more supported, and more in control of their own care. That distinction shapes everything.

It starts with panel size. The Town Square Health model intentionally keeps provider patient panels smaller than the industry norm, which means providers aren't racing the clock. They have room to actually listen, to understand a patient's full health picture, and to build the kind of real relationship that only comes from time and continuity. As CEO and co-founder Dr. David Buchanan puts it, primary care "should be built on trust, real relationships, and a care team that takes the time to listen, explain, and stay with patients over time."

The second piece, and the one that makes the smaller panel model sustainable, is thoughtful use of AI and technology. Town Square Health supports care teams with tools that handle the administrative weight of care: follow-up outreach, documentation, care coordination tasks, and the countless small threads that connect one visit to the next. That's deliberate. Better care depends on what happens between appointments, not just during them.

By letting technology carry more of that coordination burden, Town Square Health frees providers and care teams to spend their time where it matters most: face-to-face with patients. The result is care that feels less like a transaction and more like a relationship, someone who knows your history, follows up when they say they will, and helps you navigate specialty care, chronic conditions, and everything in between without you having to be your own project manager.

A defining feature of the Town Square Health model is its ability to bring specialty care directly into the primary care setting through virtual health technology. Rather than requiring patients to seek out and travel to separate specialist offices, often a significant burden for older adults managing mobility limitations, transportation constraints, or multiple chronic conditions, Town Square Health coordinates specialty visits that take place virtually, on-site, at the same location where patients already receive their primary care.

This approach allows patients to see specialists without leaving the practice, supported by their existing care team throughout the visit. It reduces the fragmentation that typically occurs when care is split across disconnected systems and locations, and it ensures that specialty input is integrated directly into the patient's ongoing care plan rather than existing as a separate, disconnected event. This results in a more cohesive overall care experience.

Complementing this model is Town Square Health's use of dedicated care navigators, who serve as a consistent point of contact for patients across every stage of their care. The care navigator role is designed to close the gaps that most often lead to poor outcomes for older adults: missed follow-ups, unclear next steps after a specialist visit, difficulty understanding a treatment plan, or uncertainty about which provider to contact with a given concern.

Rather than leaving patients and caregivers to coordinate care on their own, each patient is paired with a care navigator who helps manage appointments, communicates updates between visits,

and ensures that recommendations from specialty and primary care providers are carried through consistently. This function is also supported by Town Square Health's AI-enabled technology, which helps care navigators track follow-up items and patient outreach at scale, allowing the navigator role to remain personal and relationship-based, rather than purely administrative.

Town Square Medical is a physician-owned primary care practice bringing this model to life in New York, supported by Town Square Health's team and technology. The practice is opening its very first location this September in Rochester, at 2275 S. Clinton Ave, as a temporary facility until a long-term facility is built at 963 Panorama Trail South. Rochester is more than a location on a map; it's the community that gets to be first to experience this approach to primary care.

For the older adults and caregivers of Rochester, this means a primary care option built specifically around them: smaller panels, more face time, a care team that stays with them, and technology working quietly in the background so the humans up front can focus on being human. This isn't just about opening a practice location in Rochester, it's opening the door to a different kind of healthcare experience, and the team couldn't be more excited to become part of the community.

Due to the unique nature of the model, and desire to create a first of its kind facility in Rochester, Town Square Health has elected to develop an office from the ground up. The facility will be located at 963 Panorama Trail South, which is located within an existing office park in Pittsford, developed, owned, and managed by Gallina Development Corporation and its affiliates. The facility will be approximately 9,000 square feet of single story, Class A, medical office space with a parking ratio of 6/1,000 and equipped with new, modern mechanical systems. The space will house 16 exam rooms, conference space, a lab, team room space and general support space for Town Square Health's operation.



RECEIVED
APR 20 2016

FY:

**NOTICE OF DECISION
TOWN OF PITTSFORD PLANNING BOARD**

Date of Decision: April 11, 2016

Gallina Development Corp.
Mr. Andrew Gallina, President
1890 S. Winton Rd., Suite 160
Rochester, NY 14620

SUBJECT: Panorama Landing Phase 1
Final Site Plan/Subdivision
Tax Parcel #139.13-1-1 & 139.13-1-2

Please be advised that the Town of Pittsford Planning Board granted MRB Group, agent for Gallina Development Corp., Final Site Plan / Subdivision approval for Panorama Landing on April 12, 2016.

The Planning Board granted this approval based upon the Findings of Fact, and conditioned upon compliance with the Conditions of Approval as indicated in the resolution adopted by the Board. The resolution is attached.

NOTE: Upon compliance with the conditions of approval as set out in the resolution approved on April 11, 2016 the mylars and five (5) sets of paper copies may be submitted to the Department of Public Works for Planning Board signature.


Linda Stoddard
Planning Board Secretary

Dated: 4/15/16
Encl.
cc: MRB Group

Draft

April 11, 2016

**PLANNING BOARD
RESOLUTION
Panorama Landing
Final Site Plan and Subdivision Phase I
Tax Parcel #139.13-1-1 & 139.13-1-2**

WHEREAS, MRB Group as agent for Gallina Development Corp., is applying for ~~Preliminary~~ ^{**FINAL**} Site Plan as well as Subdivision approval Panorama Landing Office Park with associated improvements, application materials received March 15, 2016; and

WHEREAS, this is a Type I action and the Town Board through a coordinated review issued a Negative Declaration pursuant to SEQRA on August 18, 2015; and

WHEREAS, Preliminary Site Plan and Subdivision approval was granted by the Planning Board on January 25, 2016; and

WHEREAS, the submitted Final plans are in substantial conformance with the Preliminary approval; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the Applicant, and appropriate agencies, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Final Site Plan and Subdivision approval for Phase I based upon the following Findings of Fact; and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This is a Type I Action pursuant to SEQRA. The Town Board issued a Negative Declaration for the Incentive Zoning application on August 18, 2015. No further SEQRA review is necessary provided that new environmental impacts of a potentially significant nature are not uncovered satisfying the requirements of the Part III EAF and during the review and approval process. The Findings of Fact of the SEQRA resolution are hereby referenced and incorporated herein.
2. A Phase IA Cultural Resource Investigation was prepared by Deuel Archaeology and CRM dated October 2015. The investigation does not recommend further investigation of the site.
3. A Phase I and II Environmental Site Assessments dated December 2014 and May 2015 and subsequently revised January 2016 indicate that the adjacent inactive hazardous waste site #828045 associated with 938 Linden Avenue does not extend onto this site.
4. A traffic impact analysis was completed in April 2015, which does not identify substantial traffic impacts. NYS DOT has also reviewed the proposal suggesting changes only in road striping.
5. The Preliminary Site Plan and Subdivision approval is for the revised drawings submitted with the response to the DRC report and supplemented with the 6 lot subdivision plan received January 11, 2016. It is the Towns understanding that Final Approval will be requested for the portion of the plans that include buildings A, B and C and the road to station 7+50.
6. The Design Review and Historic Preservation Board reviewed renderings of the proposed buildings on November 12, 2015; the Board generally liked the designs, but commented the proposed

signage seemed large. It should be noted that each structure, addition to structures or signage is subject to review and approval by the Design Review and Historic Preservation Board.

7. The existing 48" stormwater drainage pipe inlet begins on NYSDOT property, drains in a westerly direction along the DOT north property line and appears to angle to the northwest at the northwest corner of NYSDOT property. It is unclear if any of this pipe is on the National Amusements property. At this time responsibility for this pipe has not been established. The inlet of this pipe on NYSDOT property appears to need maintenance, but the scope of work necessary cannot be determined because the open end of the pipe aims upward at 45 degrees in the center of a small pond.
8. The Town of Pittsford is working with East Rochester to determine if corrective actions are necessary in regards to the 48" stormwater outflow that drains to this site.
9. The Town Board approved the Sewer District extension to service this project on March 15, 2016.
10. The Town Board approved Town maintenance responsibilities of storm pipe in the Panorama Trail South ROW on April 5, 2016.

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the Town's DRC report dated October 9, 2015 and the applicant's written response dated November 2, 2015 unless specified otherwise herein.
2. A Letter of Credit will be necessary for portions of the project, including but not limited to maintenance and inspections of the SWPPP, the sanitary sewer, sewer inspection fees if, roadways and landscaping for Phase I. A draft Letter of Credit engineer's estimate has been submitted, but not approved at this time. Site Construction may not start until the Letter of Credit is established.
3. Any areas of potential contamination that are in proximity to the proposed development must be shown on the plans and delineated in the field during construction.
4. The Subdivision/Plat map:
 - a. Lots 4 and 5 should be labeled "Future Lot 4" and "Future Lot 5"
 - b. The line between Future Lot 4 and 5 should be changed so it is clear the line is not being created with this plat filing.
 - c. Title of map should be Subdivision Plat
 - d. Zoning info on the site plan page including parking data needs to be on the Subdivision Plat page.
5. The following notes must be added to the plans:
 - a. An Environmental Management Plan EMP must be developed upon discovery of solid or hazardous waste within the construction limits of the site.
 - b. Existing loose refuse materials (under 40 lbs.) or liquids in barrels/buckets will be removed from the ravine area as part of the first phase of construction.
6. Fire Department connection locations have not been confirmed as approved by the Fire Marshal at this time. Adjustments may be necessary prior to the printing of mylars.
7. Landscaping as proposed appears to meet the Town's 1% or more of total construction cost for live plant materials, an estimate of total construction cost must be provided. Minor substitutions and adjustment to landscaping are subject to DPW approval.
8. A pre-construction meeting with the Town is required prior to the start of any work.

9. Subject to execution of emergency access and sanitary sewer easements in a format acceptable to the Town Attorney.
10. Subject to the execution of a "STORMWATER CONTROL FACILITY MAINTENANCE AND INSPECTION EASEMENT AGREEMENT" in a form acceptable to the Town Attorney.
11. Stormwater outfalls and or spillways into the "ravine" area must have notes and shading down the slope added to indicate that additional slope stabilization will be required as directed by SWPPP inspectors or the Town.
12. Lighting plan photometrics need to include the proposed road lighting and is subject to review by DPW before final signature. A note stating that all lighting including building mounted lighting shall be "Nighttime Friendly" full cut off fixtures.
13. The future parking areas appear reasonable and will be subject to DPW administrative review and approval prior to construction. The DPW will apply building/fire codes and make appropriate adjustments to dumpster location, lighting, landscaping, and grading to insure unreasonable impacts do not occur.
14. Sewer Department entrance fees will be collected with the sewer connection permit that is issued with each building as part of the Building Permit process for that individual building.
15. Subject to reimbursement of any outstanding Engineering review fees accrued by the Town's review engineer, the final amount will be known shortly after the Town's *REVIEWING ENGINEER SIGNED THE PLAN.*
16. If a road name is proposed it must be approved by 911, and the Town will assign addresses for the proposed buildings.
17. Development of an access driveway to service the 1 acre parcel in Penfield will be subject to an amendment to this site plan by the Pittsford Planning Board.
18. Signage for the office park is subject to Planning Board approval, including entrance signage as well as building mounted signage. The Planning Board will approve a "sign plan" similar as to what is required by the Commercial-2 zoning district. Sign details design and colors will be subject to Design Review Board approval and the issuance of a building permit for each sign.
19. A truck wash area needs to be shown on the SWPPP erosion control plan.
20. Communications with utility companies and proposed utility locations are to be forwarded to the Town of Pittsford including offsite utilities to ensure adjacent municipalities can be notified.
21. Subject to applicable regulatory approvals including but not limited to NYSDOT, Pittsford Sewer Department, Department of Public Works and the Town Review Engineer.

The within Resolution was motioned by Planning Board Member, _____, seconded by Planning Board Member, _____ and voted upon by members of the Planning Board as follows:

David Jefferson
Jeffrey Donlon
John Halldow
Kevin Morabito
Shannon Wegman
Paula Liebschutz
John Limbeck

Adopted by the Planning Board on: April 11, 2016

Linda Stoddard
Planning Board Secretary

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part I is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Panorama Landing Business Park		
Project Location (describe, and attach a general location map): West Side South Panorama Trail (NYS Rte. 253) at former Washington Drive-In Theater Site.		
Brief Description of Proposed Action (include purpose or need): We are requesting rezoning of two parcels (139.13-1-1 & 139.13-1-2) totaling 19.49 acres within the Town of Pittsford from C-2 Commercial to Incentive Zoning. The purpose is to allow for the development of a five (5) building business park on lands exceeding the two (2) acre maximum area established within the C-2 Commercial District regulations. The project intends to maintain C-2 District bulk area requirements except to allow parking in front of the buildings and a 20' rear building setback in lieu of 30'. The initial building constructed will be the Monroe County Sheriff's office and a private road will be installed off Panorama Trail to serve all five buildings.		
Name of Applicant/Sponsor: Gallina Development Corporation	Telephone: 585-654-6650	
	E-Mail: andy@gallinadev.com	
Address: 1890 South Winton Road, Suite 100		
City/PO: Rochester	State: New York	Zip Code: 14618
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board - Rezoning & Sewer District Extension	June 2015
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board - Site Plan, Subdivision	September 2015
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	Town Sewer, Town Fire Marshal	September 2015
e. County agencies ☒ Yes ☐ No	Monroe County Planning, Monroe County Water Authority, Monroe County Health Department	September 2015
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS Department of Transportation	May 2015
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor, Remediation Sites: 828045

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2 Commercial District

- b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

- c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No
If Yes,

i. What is the proposed new zoning for the site? Incentive Zoning

C.4. Existing community services.

- a. In what school district is the project site located? East Rochester

- b. What police or other public protection forces serve the project site?

Monroe County Sheriff

- c. Which fire protection and emergency medical services serve the project site?

Northside Fire Protection District and East Rochester Volunteer Ambulance

- d. What parks serve the project site?

The nearest parks include Northside Park in the Village of East Rochester and Linear Park in the Town of Penfield.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Commercial

- b. a. Total acreage of the site of the proposed action? 20.92 acres
b. Total acreage to be physically disturbed? 13.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 20.92 acres

- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

- d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

- i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial

- ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

- iii. Number of lots proposed? 3

- iv. Minimum and maximum proposed lot sizes? Minimum 0.6+/- ac. Maximum 20+/- ac.

- e. Will proposed action be constructed in multiple phases? ☒ Yes ☐ No

- i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 11 month 2015 year
- Anticipated completion date of final phase 11 month 2020 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
The curb cut and initial approx. 420 feet of driveway to be constructed in Phase 1 and used by Phase 2.

f. Does the project include new residential uses? ☐ Yes ☒ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				
At completion				
of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>5</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>35'</u> max. height; <u>100'</u> width; and <u>240'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>110,000 - 140,000</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Remove existing asphalt</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>3400 c.y.</u> • Over what duration of time? <u>1-month</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>Old asphalt taken to landfill.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? <u>6.5</u> acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? <u>0.5</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____	
<u>Site preparation for office park.</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 8,800 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Monroe County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Proposed 8" water service
- Source(s) of supply for the district: Monroe County Water Authority

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 8,800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Van Lare
- Name of district: Town of Pittsford
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☒ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☒ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: <u>Gallina Development Corporation</u> • Date application submitted or anticipated: <u>July 2015</u> • What is the receiving water for the wastewater discharge? <u>Van Lare Wastewater Treatment Plant</u>	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
<u>N/A</u>	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>7.3</u> acres (impervious surface) _____ Square feet or <u>20.9</u> acres (parcel size) ii. Describe types of new point sources. <u>Catch basins and storm sewers.</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>On-site stormwater bioretention and/or infiltration facilities; NYSDOT storm sewer.</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u> • Will stormwater runoff flow to adjacent properties? _____	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ 0 iii. Parking spaces: Existing <u>970 (theater)</u> Proposed <u>600</u> Net increase/decrease <u>-370</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>The existing curb cut onto South Panorama Trail will be closed and a new one constructed approximately 950 feet to the north, also off South Panorama Trail.</u>			
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ <u>1,700,000 kWh</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Rochester Gas and Electric</u> iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00 AM - 5:00 PM</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>12:00 PM - 12:00 PM</u> • Saturday: <u>12:00 PM - 12:00 PM</u> • Sunday: <u>12:00 PM - 12:00 PM</u> • Holidays: <u>12:00 PM - 12:00 PM</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00 AM - 5:00 PM</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>12:00 PM - 12:00 PM</u> • Saturday: <u>12:00 PM - 12:00 PM</u> • Sunday: <u>12:00 PM - 12:00 PM</u> • Holidays: <u>12:00 PM - 12:00 PM</u>
i. During Construction: • Monday - Friday: <u>7:00 AM - 5:00 PM</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>12:00 PM - 12:00 PM</u> • Saturday: <u>12:00 PM - 12:00 PM</u> • Sunday: <u>12:00 PM - 12:00 PM</u> • Holidays: <u>12:00 PM - 12:00 PM</u>		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Construction equipment will create noise during weekdays between 7:00 AM - 5:00 PM. Noise will vary depending on type of work and equipment in use that day.</u>	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>On-site lighting will be provided with pole and building mounted LED fixtures. Fixture height estimated at 25'. Fixtures will be full cut-off aiming down. Nearest occupied structure >600'.</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 1 tons per _____ month (unit of time) • Operation : _____ 110 tons per _____ year (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Recycle metal.</u> • Operation: <u>Recycle paper, cardboard and bottles.</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Local waste hauler to approved landfill.</u> • Operation: <u>Local waste hauler to approved landfill.</u>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.5	7.3	+0.8
• Forested	8.3	5.6	-2.7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.1	1.4	-4.7
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn and Landscaping</u>		6.6	+6.6

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☒ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): 828045
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
No RCRA plan has been implemented. _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): 828005, 828011, 828045, 828046, V00519
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Being monitored by NYS Department of Environmental Conservation. _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

GaA (Monroe County Soil Survey)	69 %
AtF3 (Monroe County Soil Survey)	31 %
	%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☒ Well Drained: 31 % of site
☒ Moderately Well Drained: 69 % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 80 % of site
☐ 10-15%: _____ % of site
☒ 15% or greater: 20 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: Primary Aquifer, Principal Aquifer _____

m. Identify the predominant wildlife species that occupy or use the project site: squirrels _____ rodents _____ birds _____ insects _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☐ Yes ☒ No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

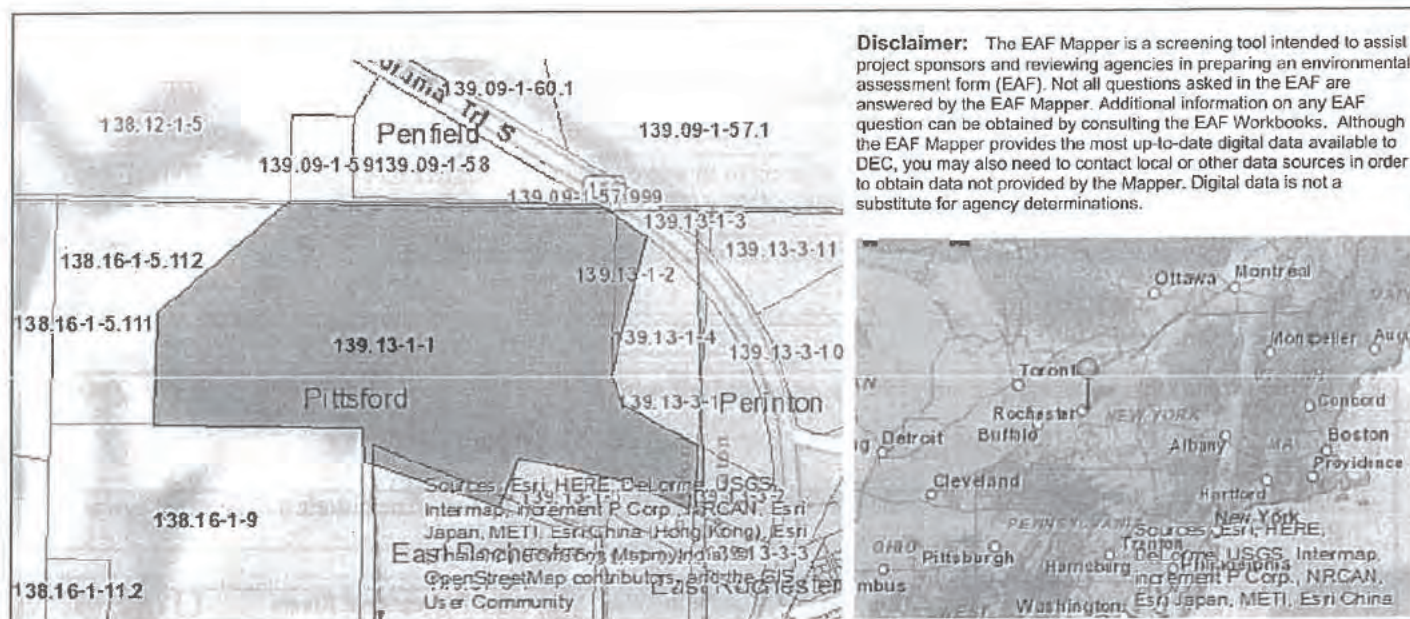
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Gallina Development Corp. Date 6/30/15

Signature Thomas Fenwick (As Agent) Title _____

EAF Mapper Summary Report

Wednesday, June 17, 2015 10:52 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor, Remediation Sites: 828045
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	828045
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	828005, 828011, 828045, 828046, V00519
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes

E.2.l. [Aquifer Names]	Primary Aquifer, Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



APPLICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

Pittsford Canalside Properties LLC
301 Exchange Blvd
Rochester, NY 14608

PROJECT LOCATION:

75 Monroe Avenue
Pittsford, NY 14534

PROJECT SUMMARY:

Pittsford Canalside Properties LLC, a real estate holding company, plans to construct a mixed-use development on 7.5 acres in the Village of Pittsford. The development will ultimately contain 156 apartment units in 7 unique 3-story buildings. This application is for the second phase of the project which includes 4 buildings totaling 100 units. The apartments will range from \$1,900 to \$4,000 and rents will be under 150% AMI. The value attributed to Phase 1 will not receive an abatement. The site was part of the NYS Brownfield program and was successfully remediated including the removal of over 90,000 tons of soil. This site will feature public benefit and amenities including new public access points to the canal, sidewalks, gazebos, benches, landscaping and docks. Upon completion, the project will create 24 direct FTEs in the restaurant and the complex. The 45 million project is seeking a mortgage recording tax, sales tax exemption, and qualifies for the HousingPlus real property tax abatement recommended in the Housing Study. The Benefit/Incentive ratio is 8:1.

PROJECT AMOUNT:

\$45,187,500 Lease/Leaseback with Abatement
\$1,962,400 Sales Tax Exemption
\$303,750 Mortgage Recording Tax Exemption

JOBS: EXISTING:
NEW:

0	FTEs
24	FTEs - Direct

PUBLIC HEARING DATE:

August 14, 2026

BENEFIT TO INCENTIVE RATIO:

8:1

SEQR:

REVIEWED AND PROCESS IS COMPLETE.

ELIGIBILITY:

NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX BASE

APPROVED PURPOSE:

COMMUNITY DEVELOPMENT

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date August 18, 2026
 Project Title Pittsford Canalside Properties, LLC
 Project Location Town of Pittsford

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

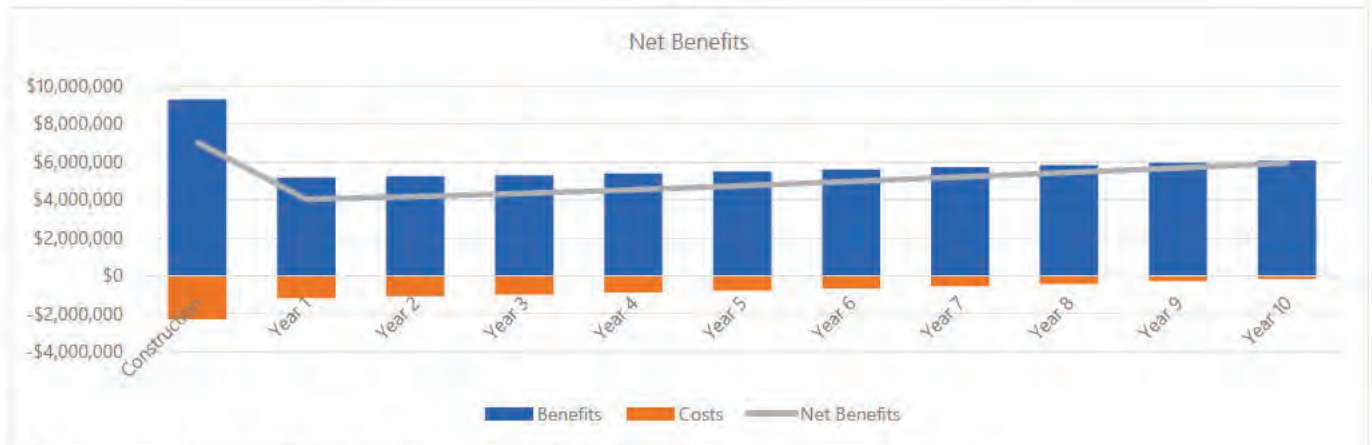
Project Total Investment

\$24,025,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	136	27	163
Earnings	\$7,404,104	\$1,374,724	\$8,778,828
Local Spend	\$19,220,000	\$4,709,163	\$23,929,163

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	67	25	92
Earnings	\$37,663,053	\$14,696,015	\$52,359,068

Figure 1



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

Figure 2

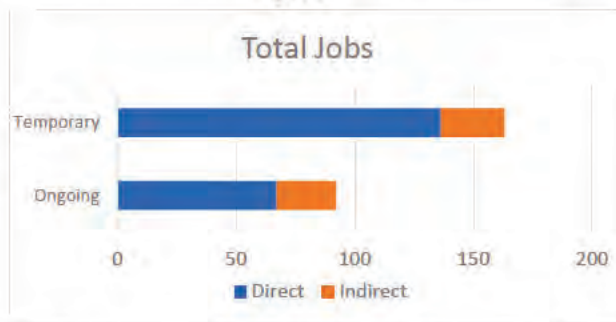
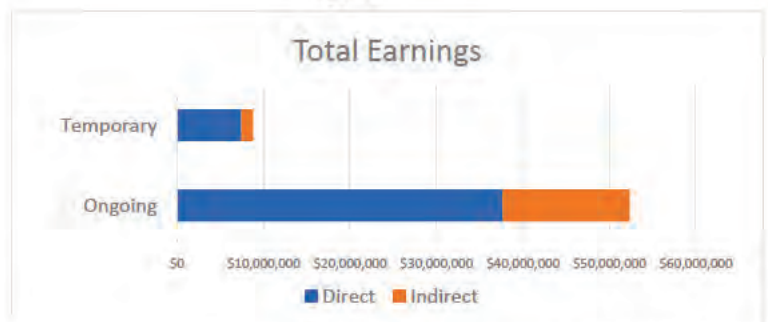


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$6,738,813	\$6,218,235
Sales Tax Exemption	\$1,962,400	\$1,962,400
Local Sales Tax Exemption	\$981,200	\$981,200
State Sales Tax Exemption	\$981,200	\$981,200
Mortgage Recording Tax Exemption	\$303,750	\$303,750
Local Mortgage Recording Tax Exemption	\$101,250	\$101,250
State Mortgage Recording Tax Exemption	\$202,500	\$202,500
Total Costs	\$9,004,963	\$8,484,385

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$67,635,445	\$61,310,149
To Private Individuals	\$61,137,896	\$55,670,589
Temporary Payroll	\$8,778,828	\$8,778,828
Ongoing Payroll	\$52,359,068	\$46,891,761
Other Payments to Private Individuals	\$0	\$0
To the Public	\$6,497,549	\$5,639,560
Increase in Property Tax Revenue	\$5,888,405	\$5,087,647
Temporary Jobs - Sales Tax Revenue	\$61,452	\$61,452
Ongoing Jobs - Sales Tax Revenue	\$547,692	\$490,461
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,360,349	\$3,057,089
To the Public	\$3,360,349	\$3,057,089
Temporary Income Tax Revenue	\$395,047	\$395,047
Ongoing Income Tax Revenue	\$2,356,158	\$2,110,129
Temporary Jobs - Sales Tax Revenue	\$61,452	\$61,452
Ongoing Jobs - Sales Tax Revenue	\$547,692	\$490,461
Total Benefits to State & Region	\$70,995,794	\$64,367,238

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$61,310,149	\$7,300,685	8:1
State	\$3,057,089	\$1,183,700	3:1
Grand Total	\$64,367,238	\$8,484,385	8:1

*Discounted at 2%

Additional Comments from IDA

Direct jobs are estimated based on new household spending. The assessment has not been increased yet to account for Phase 1. The value attributed to Phase 1 will not receive an abatement.

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

Motion By: _____
Seconded By: _____

RESOLUTION
(Pittsford Canalside Properties LLC Project)
OSC Code 2602-26-039A

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 14, 2026, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY PITTSFORD CANALSIDE PROPERTIES LLC, OR A RELATED ENTITY FORMED OR TO BE FORMED (THE "COMPANY"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A PAYMENT-IN-LIEU-OF-TAX AGREEMENT ("PILOT AGREEMENT"); AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, **PITTSFORD CANALSIDE PROPERTIES LLC**, a New York limited liability company for itself or a related entity formed or to be formed (collectively, the "Company") has requested that the Agency assist with a certain Project (the "Project"), consisting of: (A) the acquisition of a leasehold interest in an approximately 7.5-acre parcel of land located at 75 Monroe Avenue in the Village and Town of Pittsford, New York 14534 and all other lands in the Town of Pittsford where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (collectively, the "Land"); (B) the construction on the Land certain improvements comprising a phase of a larger multi-phased mixed-use development, consisting of approximately 100 apartment units in four (4) three-story buildings, together with a clubhouse and restaurant (the "Improvements") and (C) the acquisition and installation therein,

thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to Section 859-a of the Act, on Friday, August 14, 2026, at 12:30 p.m., local time, in the PLC Fletcher Steele Meeting Room at the Pittsford Community Library, 24 State Street, Pittsford, New York 14534, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as defined below) being contemplated by the Agency, whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) negotiate a project agreement (the "Project Agreement"), pursuant to which the Agency will appoint the as its agent for the purpose of undertaking the Project, (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company and (iii) provide financial assistance (the "Financial Assistance") to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility, (b) a partial mortgage recording tax exemption for financing relating to the Project and (c) a partial real property tax abatement structured through the PILOT Agreement; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the transactions contemplated by the lease of the Facility; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Village Board of Trustees of the Village of Pittsford (the "Village Board"), as lead agency, conducted an coordinated review of the Project pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"), which resulted in the issuance of a negative declaration by the Village Board, dated August 9, 2012 (the "Negative Declaration"), concluding the SEQRA process.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of undertaking the Project; and

(d) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in Monroe County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(e) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(f) The Village Board has conducted a review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as a "Type I Action" pursuant to SEQRA, the Village Board also issued a Negative Declaration on August 9, 2012, determining that the Project did not present a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Village Board pursuant to 6 N.Y.C.R.R. § 617.7.

Section 2. The Agency hereby approves the cost/benefit report submitted by the Company listing the proposed cost/benefits of the Project.

Section 3. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct and equip the Facility, and such appointment includes the following activities as they relate to the construction, erection, completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Equipment, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements or the Equipment: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with acquiring, constructing, equipping, repairing and

maintaining the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with acquiring, constructing, equipping, repairing and maintaining the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Improvements, Land or the Equipment, including all repairs, maintenance and replacement of all such property. Said agents are authorized to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Facility, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. As agent of the Agency, the Company is authorized to delegate such agency, in whole or in part, to agents, subagents, contractors, subcontractors, contractors and subcontractors of such agents and subagents and to such other parties as the Company chooses; provided, however, the Project Agreement shall expire on **December 31, 2030** (unless extended for good cause by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency) if the Lease Agreement, Leaseback Agreement and PILOT Agreement contemplated have not been executed and delivered. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are authorized and directed to execute and deliver to said agent an appropriate letter on Agency letterhead describing the authority granted under this resolution.

Section 4. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$24,530,000** which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$1,962,400**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; (ii) a mortgage (or mortgages), in connection with the financing of the Facility or portions thereof and including any refinancing thereof, securing an aggregate principal amount not to exceed **\$40,500,000**, resulting in a mortgage tax exemption not to exceed **\$303,750**; and (iii) a partial real property tax abatement.

Section 5. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants,

subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 6. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 7. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 10. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



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: Pittsford Canalside Properties LLC
Address: 301 Exchange Boulevard
City/State/Zip: Rochester, NY 14608
Tax Id No.: [REDACTED]
Contact Name: Christian M. Nadler, Esq.
Title: General Counsel
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Christian M. Nadler, Esq.
Firm: General Counsel
Address: 301 Exchange Boulevard
City/State/Zip: Rochester, NY 14608
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
Christopher DiMarzo	50	Member
Steven DiMarzo	50	

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

II. PROJECT

A. Address of proposed project facility

Address: 75 Monroe Avenue, Pittsford NY

Tax Map Parcel Number: 151.18-1-51.1

City/Town/Village: Pittsford

School District: Pittsford

Zip: 14534

Current Legal Owner of Property:

Pittsford Canalside Properties 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: Property already owned

Proposed Commencement Date of Construction: 8/20/26

Anticipated Completion Date: 6/20/30

G. Contractor(s)

MANNING SQUIRES HENNIG

II. PROJECT (cont'd)

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

NAICS Code: **531110**

Westport Crossing is an exciting mixed-use development that will ultimately contain 156 apartment units in 7 unique 3-story buildings on 7.5 acres in the Village of Pittsford, along the Erie Canal. Phase One, which consists of 56 apartment units is nearing completion. This application is for the second portion of the project.

The second portion of the project will most likely proceed in two phases, and will consist of 100 residential units, totaling 134,000 square feet and a 5,000 square foot waterfront clubhouse/restaurant with supporting community amenities. Rental rates will be under 150% AMI and are expected to be approximately \$1,900-\$4,000. Unit mix is expected to be

TYPE	PHASE 2	PHASE 3	TOTALS
1 Bedroom	19 Units	14 Units	33 Units
2 Bedroom	29 Units	14 Units	43 Units
3 Bedroom	10 Units	14 Units	24 Units
TOTALS	58 Units	42 Units	100 Units

The project features significant public benefits and public amenities, including:

- Environmental Cleanup: Full remediation of a contaminated, vacant Brownfield site.
- Canal Access: New public entry points to the Erie Canal, including public docks and public restrooms.
- Pedestrian Connectivity: Extensive network of sidewalks, gazebos, and benches
- Water Infrastructure: Water main upgrades to improve water pressures for fire safety
- Traffic Calming: Safety enhancements along Monroe Avenue designed to reduce vehicle speeding.
- Community Dining: A brand-new 5,000 sq. ft. restaurant space open to the general public.
- Economic Impact & Job Creation
 - Construction Phase: Sustains over 120 local jobs daily throughout a 4-year build cycle.
 - Operational Phase: Establishes 20 full-time and 8 part-time permanent positions upon completion.
- Regional Multiplier: Generates long-term economic stimulus through permanent job creation and localized spending.

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.

Due to high construction costs in the makret today, combined with high property tax rates in NYS, high interest rates, ongoing environmental remediation, management, and monitoring costs during construction, and the extensive public amenities and off-site improvements required for this project, financial assistance is needed to ensure the project is financially feasible.

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

☐ Yes ☐ No

Location:

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

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**

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. \$ | 22,040,000 |
| b. Labor | b. \$ | 15,980,000 |

Site Work

- | | | |
|---|-------|-----------|
| c. Materials | c. \$ | 1,985,000 |
| d. Labor | d. \$ | 2,315,000 |
| e. Non-Manufacturing Equipment | e. \$ | |
| f. Manufacturing Equipment | f. \$ | |
| g. Equipment Furniture and Fixtures | g. \$ | 505,000 |
| h. Land and/or Building Purchase | h. \$ | 252,500 |
| i. Soft Costs (Legal, Architect, Engineering) | i. \$ | 2,110,000 |
| Other (specify) j. _____ | j. \$ | |
| k. _____ | k. \$ | |
| l. _____ | l. \$ | |
| m. _____ | m. \$ | |

Total Project Costs \$ 45,187,500
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- | | | |
|---------------------------------------|-------|------------|
| a. Tax-Exempt Industrial Revenue Bond | a. \$ | |
| b. Taxable Industrial Revenue Bond | b. \$ | |
| c. Bank Financing | c. \$ | 40,500,000 |
| d. TOTAL Public Sources | d. \$ | |

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

_____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

- | | | |
|----------------------|-----------|-------------------|
| e. Equity | e. \$ | 4,687,500 |
| TOTAL SOURCES | \$ | 45,187,500 |
- (must equal Total Project Costs)

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

☒ Yes ☐ No

If yes, please specify bank, underwriter, etc:

ESL Federal Credit Union

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 \$ _____

Value of Incentives
Pittsford Canalside Properties, LLC

A. IDA PILOT Benefits:	
Current Assessment	\$250,000
Value of New Construction & Renovation Costs	\$24,025,000
Estimated New Assessed Value Subject to IDA	\$24,275,000
Current Taxes	\$12,000
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	10.54000
Local Tax Rate* Tax Rate/\$1,000	8.82000
School Tax Rate /\$1,000	28.64000
Total Tax Rate	48.00000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$1,962,400
Estimated duration of ST exemption:	12/31/2030
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$303,750
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$9,004,963
Project Construction Costs:	\$40,500,000
	22.23%

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	\$1,292,996	\$1,081,994	\$3,513,415	\$5,888,405	\$12,627,218	\$6,738,813
1	100%	\$0	\$0	\$0	\$0	\$1,153,200	\$1,153,200
2	90%	\$25,829	\$21,614	\$70,184	\$117,626	\$1,176,264	\$1,058,638
3	80%	\$52,691	\$44,092	\$143,175	\$239,958	\$1,199,789	\$959,831
4	70%	\$80,617	\$67,461	\$219,058	\$367,136	\$1,223,785	\$856,650
5	60%	\$109,639	\$91,747	\$297,918	\$499,304	\$1,248,261	\$748,956
6	50%	\$139,790	\$116,978	\$379,846	\$636,613	\$1,273,226	\$636,613
7	40%	\$171,102	\$143,181	\$464,931	\$779,214	\$1,298,691	\$519,476
8	30%	\$203,612	\$170,385	\$553,268	\$927,265	\$1,324,664	\$397,399
9	20%	\$237,353	\$198,620	\$644,953	\$1,080,926	\$1,351,158	\$270,232
10	10%	\$272,363	\$227,917	\$740,083	\$1,240,363	\$1,378,181	\$137,818

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Pittsford Canalside Properties 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)			20	20
Part Time (PTE)			8	8
Total	0	0	24	24

** 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 Pittsford Canalside Properties 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.

CMN

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.**

CMN

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.

CMN

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.

CMN

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.

CMN

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.

CMN

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.

Pittsford Canalside Properties LLC

(APPLICANT COMPANY)

(TENANT COMPANY)



General Counsel 7/23/26

Signature

, Title

Date

Signature

, Title

Date

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.

Pittsford Canalside Properties LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

 General Counsel 7/23/26
Signature, Title Date

Signature, Title Date

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

Pittsford Canalside Properties LLC

 General Counsel 7/23/26

Signature, Title Date

TENANT COMPANY

7/23/26

Signature, Title Date

PITTSFORD CANALSIDE PROPERTIES LLC

301 EXCHANGE BOULEVARD, SUITE # 200
ROCHESTER, NEW YORK 14608

July 24, 2026

County of Monroe Industrial Development Agency
Chairman Truman Tolefree and Members of the Board
City Place, 50 West Main Street, Suite 1150
Rochester, New York 14614

RE: Westport Crossing Phase Two — Housing Plus Application

Dear Chairman Tolefree and Members of the COMIDA Board:

Pittsford Canalside Properties LLC is pleased to submit its Housing Plus application for the next phase of Westport Crossing—an exceptional mixed-use development that will deliver meaningful and lasting economic, environmental, and public benefits to Monroe County and the Village of Pittsford.

After receiving the attached letter from County Executive Adam Bello encouraging us to apply for COMIDA's new Housing Plus Program, we worked closely with the Village of Pittsford and are proud to have received its attached letter of support. We are confident that Westport Crossing meets or exceeds the program's criteria and strongly advances COMIDA's goals of promoting housing development, economic growth, job creation, and community revitalization.

Westport Crossing will serve as a powerful economic catalyst throughout both its construction and operational phases. If our next phase is allowed to move forward, we anticipate more than 100 local construction workers on-site each day over the next four years, generating substantial direct and indirect economic activity throughout the region. Once completed, the project's walkable design and seamless connection to the Village of Pittsford's commercial district will bring new residents, visitors, and customers to local restaurants, retailers, and service businesses.

Beyond its considerable economic impact, Westport Crossing will provide an extraordinary collection of public and community benefits, including:

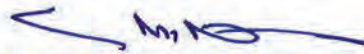
- Comprehensive environmental remediation of a contaminated site, improving public health and restoring valuable property to productive use;
- Significant traffic-calming and roadway improvements that will enhance pedestrian and vehicular safety;
- Off-site water-main improvements benefiting the surrounding neighborhood;

- Unprecedented public access to the Erie Canal through an extensive sidewalk and pedestrian network; and
- New public docks and recreational amenities that will strengthen the community's connection to one of Monroe County's most important natural and historic resources.

Westport Crossing represents a rare opportunity to transform a previously contaminated and underutilized property into a vibrant, architecturally distinctive, and publicly accessible waterfront community. We believe it will become a signature example of thoughtful development—one that respects Pittsford's historic character while creating new housing, jobs, infrastructure, and recreational opportunities for the broader community.

We look forward to presenting the project and discussing its significant and enduring benefits with the COMIDA Board at its August 2026 meeting. If you have any questions or would like additional information in advance of the meeting, please do not hesitate to contact me at cnadler@markiventerprises.com or 585-315-4767.

Sincerely,



Christian M. Nadler, Esq.

CC: Ana Liss
Robin Finnerty
Rachel Barranello, Esq.

**State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

Project Name: Westport Crossing

Date: 8/9/12

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village Board of Trustees of the Village of Pittsford, as lead agency (21 North Main Street, Pittsford NY 14534), has determined that the proposed action, described herein, will not have a significant adverse environmental impact and that a Draft Environmental Impact Statement will not be prepared.

SEQR Action Status: Type 1 ☒ Unlisted ☐

Conditioned Negative Declaration: No

Description of Action: The issuance of special permits, site plan approval, certificate of appropriateness, NYSDOT permits, and NYS Canal Corporation permits relating to the development of 167 apartments and a 125 seat restaurant, with underground and surface parking facilities and canal side amenities including docks, a public promenade, landscaping and interpretive signage, small water craft launch and restroom facilities.

Location: 75 Monroe Avenue, Village of Pittsford NY

Reasons Supporting This Determination:

The Project proposal has been accompanied by a full environmental assessment form (EAF) which has been reviewed by the Lead Agency and Involved Agencies.

The Lead Agency and certain Involved Agencies, in the interests of a comprehensive environmental review, have retained and utilized expert consultation in the areas of traffic, planning, historic preservation, environmental engineering, SEQRA and village law.

The Lead Agency has inspected the subject site; carefully and comprehensively reviewed the project including all documents, reports, expert opinion and public comment on record; and, has discussed and considered the project at a multitude of public meetings; and, has secured significant project changes in agreement with the project sponsor, thereby eliminating substantial environmental impacts of the project as proposed.

After a lengthy period of analysis and review, the Lead Agency arranged for and conducted a public meeting and invited all involved and interested agencies to attend in order to provide a project update, with an emphasis on project changes, process status and to seek additional comments.

A Part II Environmental Assessment form has been completed by the Lead Agency, as required, and as a result of its completion of the Part II EAF, the lead agency deemed several defined impacts to be potentially large (aesthetic resources, historic resources, open space and recreation, and transportation)

The Lead Agency has completed a Part III EAF in which it presents a careful discussion and analysis of potentially large impacts as required, but also, in the interests of a comprehensive and thorough review, discussed and further analyzed those impacts deemed to be small to moderate and not required to be addressed in the Part III analysis. (Water, air, noise, odor, public health, community growth and character)

A public informational meeting was held on June 14, 2012, the purpose of which was to discuss and disclose the process to date and the process to follow and to review updates to the project since its original submission, and to provide for complete disclosure of, and for public review of, the Part II and Part III EAF documents and to hear comments and entertain questions on the project and the process;

The Lead Agency thoroughly identified and analyzed the relevant areas of environmental concern and has set forth a reasoned elaboration of its significance determination.

For Further Information:

Contact Person: Robert Corby, Mayor, Village of Pittsford
Address: 21 North Main Street Pittsford NY 1453
Telephone Number: 585-586-4332
E-Mail Address: Email: pittsfordvillage@frontiernet.net

xc: Village of Pittsford, Mayor
Village of Pittsford, Board of Trustees
Village of Pittsford, Planning and Zoning Board
Village of Pittsford, Architectural, Preservation and Review Board
New York State Department of Transportation
New York State Canal Corporation
New York State Historic Preservation Office
Town of Pittsford
County of Monroe

Pittsford Canalside Properties, LLC

Resolution to Adopt Environmental Significance Determination for the Westport Crossing Development at 75 Monroe Avenue

Whereas, the review and approval of the development of the property at 75 Monroe Avenue, known as Westport Crossing (The Project), including associated special permits, site plan approval, certificate of appropriateness, right of way improvements; and, coastal improvements, are actions subject to the New York State Environmental Quality Review Act (SEQRA); and,

Whereas, the proposed actions are Type I Actions pursuant to SEQRA; and,

Whereas, the Board of Trustees of the Village of Pittsford, has coordinated with other involved agencies and has been designated Lead Agency for the environmental review of the Project;

Whereas, the Project proposal has been accompanied by a full environmental assessment form (EAF) which has been reviewed by the Lead Agency and Involved Agencies; and,

Whereas, the Lead Agency has carefully and comprehensively reviewed the project over an extended period of time; has discussed and reviewed the project at a multitude of public meetings; and, has secured significant project changes in agreement with the project sponsor, thereby eliminating substantial adverse environmental impacts;

Whereas, the Lead Agency and certain Involved Agencies, in the interests of a comprehensive environmental review, have retained expert consultation in the areas of traffic, planning, historic preservation, environmental engineering, SEQRA and village law;

Whereas, most recently, after a lengthy period of analysis the lead agency arranged for and conducted a public meeting, May 31, 2012, for involved and interested agencies to review project changes and to seek additional comments;

Whereas, The Village Board of the Village of Pittsford, has completed the Part II EAF and Part III EAF;

Whereas, a public informational meeting was held on June 14, 2012 the purpose of which was to allow for public review of the process to date and the process to follow; to review and comment on the Part II and Part III environmental assessment, and to review project changes since its original submission;

Accordingly, be it resolved that the Village Board of Trustees of the Village of Pittsford, as Lead Agency and in accordance with 6NYCRR Part 617, determines that based on the information and analysis cited above and all supporting documentation, resolves to adopt a Negative Declaration and Notice of environmental determination attesting to and giving notice of the same.

Pittsford Village Board of Trustees, Lead Agency

By: Mayor

Date

8/9/12

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☒

Examples that would apply to column 2

C	Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	☒	☐	☐ Yes ☐ No
C	Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐ Yes ☐ No
C	Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ Yes ☐ No
C	Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ Yes ☐ No
C	Construction that will continue for more than 1 year or involve more than one phase or stage.	☒	☐	☐ Yes ☐ No
C	Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ Yes ☐ No

5. Will Proposed Action affect surface or groundwater quality or quantity?

☐ NO ☒ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|--|
| C Proposed Action will require a discharge permit. | ☒ | ☐ | ☐ Yes ☐ No |
| C Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. | ☐ | ☐ | ☐ Yes ☐ No |
| C Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. | ☐ | ☐ | ☐ Yes ☐ No |
| C Construction or operation causing any contamination of a water supply system. | ☒ | ☐ | ☐ Yes ☐ No |
| C Proposed Action will adversely affect groundwater. | ☒ | ☐ | ☐ Yes ☐ No |
| C Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity. | ☐ | ☐ | ☐ Yes ☐ No |
| C Proposed Action would use water in excess of 20,000 gallons per day. | ☒ | ☐ | ☐ Yes ☐ No |
| C Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | ☐ | ☐ | ☐ Yes ☐ No |
| C Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons. | ☐ | ☐ | ☐ Yes ☐ No |
| C Proposed Action will allow residential uses in areas without water and/or sewer services. | ☐ | ☐ | ☐ Yes ☐ No |
| C Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities. | ☐ | ☐ | ☐ Yes ☐ No |
| C Other impacts: | ☐ | ☐ | ☐ Yes ☐ No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
c Construction or expansion of a sanitary landfill.	☐	☐	☐ Yes ☐ No
c Construction in a designated floodway.	☐	☐	☐ Yes ☐ No
c Other impacts:	☐	☐	☐ Yes ☐ No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☒ NO ☐ YES

c Specific land forms:	☐	☐	☐ Yes ☐ No
------------------------	--------------------------	--------------------------	--

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

Examples that would apply to column 2

c Developable area of site contains a protected water body.	☐	☐	☐ Yes ☐ No
c Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ Yes ☐ No
c Extension of utility distribution facilities through a protected water body.	☐	☐	☐ Yes ☐ No
c Construction in a designated freshwater or tidal wetland.	☐	☐	☐ Yes ☐ No
c Other impacts:	☐	☐	☐ Yes ☐ No

4. Will Proposed Action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

c A 10% Increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐ Yes ☐ No
c Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐ Yes ☐ No
c Other impacts:	☐	☐	☐ Yes ☐ No

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| C Proposed Action would change flood water flows | ☐ | ☐ | ☐ Yes | ☐ No |
| C Proposed Action may cause substantial erosion. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Proposed Action is Incompatible with existing drainage patterns. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Proposed Action will allow development in a designated floodway. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Other Impacts: | ☒ | ☐ | ☐ Yes | ☐ No |

Some drainage will flow to Canal

IMPACT ON AIR

7. Will Proposed Action affect air quality?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | | |
|---|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| C Proposed Action will Induce 1,000 or more vehicle trips in any given hour. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Proposed Action will allow an increase in the amount of land committed to Industrial use. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Proposed Action will allow an increase in the density of Industrial development within existing Industrial areas. | ☐ | ☐ | ☐ Yes | ☐ No |
| C Other Impacts: | ☒ | ☐ | ☐ Yes | ☐ No |

Proposed restaurant may emit odors

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| C Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | ☐ | ☐ | ☐ Yes | ☐ No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
C Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ Yes ☐ No
C Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ Yes ☐ No
C Other impacts:	☐	☐	☐ Yes ☐ No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

C Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ Yes ☐ No
C Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ Yes ☐ No
C Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☒ NO ☐ YES

Examples that would apply to column 2

C The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐ Yes ☐ No
C Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ Yes ☐ No
C The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐ Yes ☐ No

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Impact | 3
Can Impact Be
Mitigated by
Project Change |
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| C The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff). | ☐ | ☐ | ☐ Yes ☐ No |
| C Other impacts: | ☐ | ☐ | ☐ Yes ☐ No |

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | |
|---|-------------------------------------|-------------------------------------|--|
| C Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. | ☒ | ☐ | ☐ Yes ☐ No |
| C Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. | ☐ | ☐ | ☐ Yes ☐ No |
| C Project components that will result in the elimination or significant screening of scenic views known to be important to the area. | ☐ | ☐ | ☐ Yes ☐ No |
| C Other impacts: | ☐ | ☒ | ☐ Yes ☐ No |

Project will affect views important to the community, including views to and from its most important natural resource.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|-------------------------------------|--|
| C Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. | ☐ | ☒ | ☐ Yes ☐ No |
| C Any impact to an archaeological site or fossil bed located within the project site. | ☐ | ☐ | ☐ Yes ☐ No |
| C Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. | ☐ | ☐ | ☐ Yes ☐ No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
C Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☐ NO ☒ YES

Examples that would apply to column 2

C The permanent foreclosure of a future recreational opportunity.	☒	☐	☐ Yes ☐ No
C A major reduction of an open space important to the community.	☐	☐	☐ Yes ☐ No
C Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

C Proposed Action to locate within the CEA?	☐	☐	☐ Yes ☐ No
C Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐ Yes ☐ No
C Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐ Yes ☐ No
C Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐ Yes ☐ No
C Other impacts:	☐	☐	☐ Yes ☐ No

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Small to
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Potential
Large
Impact

3
Can Impact Be
Mitigated by
Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action effect public health and safety?

☐ NO ☒ YES

C Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

☐
☐

☐ Yes ☐ No

C Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

☐
☐

☐ Yes ☐ No

C Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

☐
☐

☐ Yes ☐ No

C Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

☐
☐

☐ Yes ☐ No

C Other Impacts:

☒
☐

☐ Yes ☐ No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☒ YES

Examples that would apply to column 2

C The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

☐
☐

☐ Yes ☐ No

C The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

☐
☐

☐ Yes ☐ No

C Proposed Action will conflict with officially adopted plans or goals.

☐
☐

☐ Yes ☐ No

C Proposed Action will cause a change in the density of land use.

☒
☐

☐ Yes ☐ No

C Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

☐
☐

☐ Yes ☐ No

C Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

☒
☐

☐ Yes ☐ No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☐ NO ☒ YES

Examples that would apply to column 2

C Alteration of present patterns of movement of people and/or goods. ☐ ☐ ☐ Yes ☐ No

C Proposed Action will result in major traffic problems. ☐ ☐ ☐ Yes ☐ No

C Other impacts: ☐ ☒ ☐ Yes ☐ No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☒ NO ☐ YES

Examples that would apply to column 2

C Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. ☐ ☐ ☐ Yes ☐ No

C Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. ☐ ☐ ☐ Yes ☐ No

C Other impacts: ☐ ☐ ☐ Yes ☐ No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☐ NO ☒ YES

Examples that would apply to column 2

C Blasting within 1,500 feet of a hospital, school or other sensitive facility. ☐ ☐ ☐ Yes ☐ No

C Odors will occur routinely (more than one hour per day). ☒ ☐ ☐ Yes ☐ No

C Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. ☒ ☐ ☐ Yes ☐ No

C Proposed Action will remove natural barriers that would act as a noise screen. ☐ ☐ ☐ Yes ☐ No

C Other impacts: ☒ ☐ ☐ Yes ☐ No

Noise and vibration can be expected from the construction activities on the site. Noise from outdoor dining area for restaurant. See Air Impact section also.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
c Proposed Action will set an important precedent for future projects.	☒	☐	☐ Yes ☐ No
c Proposed Action will create or eliminate employment.	☐	☐	☐ Yes ☐ No
c Other Impacts:	☐	☐	☐ Yes ☐ No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
☐ NO ☒ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **Important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

PART III

IMPACT ON LAND

The proposed action result in a physical change to the project site. This impact was deemed to be small to moderate in the Part II EAF.

The project site had been previously developed as an oil tank farm and asphalt plant. As a result of its prior use and development the site is contaminated with no public access to the site or the canal waterfront. In its current state, recreational opportunities along the waterfront, both active and passive, are precluded. The comprehensive plan encourages the development of the subject land area. (Implementation: Goals/Actions 1.1.2, 2.2.3; Village Schematic 3.8.7)

The project will involve construction on slopes of 15% or greater. In 2003, approximately 1,200 tons of contaminated soils were removed from the center of the site as part of the EPA remediation, resulting in a low area in the middle of the site with slopes over 15%. Slopes leading to the canal waterfront typically exceed 15% and are covered with a mix of vegetative materials, none of which is deemed to be highly significant either in terms of its quality or function. Likewise, the slopes referenced are not considered to be unique or unusual land forms of this extensively disturbed site

Construction of the proposed development will include re-grading of the slopes around the perimeter of the area excavated by the EPA in 2003 to accommodate the proposed apartment buildings and underground parking. The slopes leading to the canal will be re-contoured in areas where the docks and promenade are to be constructed and vegetation in these areas will be removed. This grading and stripping will be necessary to make the area accessible to the public. Construction of the proposed apartments and parking areas will also result in lowering the existing grade along the canal by 10 or more feet to accommodate the movement of vehicles in and out of the underground garages. All grading is subject to permit approval by the New York State Canal Corporation.

The construction is likely to continue for more than 1 year and will involve two phases, each lasting approximately 14 months. The area of construction is at a significantly lower grade than adjoining Village properties (nonresidential) and is also separated from those village properties by a railroad right-of-way. Hours of construction will be controlled, typically Monday through Saturday 7:00 AM – 6:00 PM. All staging will occur and be contained on site. Construction impacts are considered to be unavoidable and temporary and hence, small to moderate.

The physical changes are considered to be positive in that the project will result in the remediation of an environmentally contaminated site; greater public access along the canal and to an historic resource; new recreational opportunities; and, the utilization of currently underutilized land for productive use.

IMPACT ON AIR

The proposed action may affect air quality in that the proposed restaurant may generate odors. This impact was deemed to be small to moderate in the Part II EAF.

The proposed restaurant will require a building permit and therefore will be subject to the current New York State Building Code, which requires a hood system to manage exhaust and intake air to address the cooking odors emitting from the restaurant. There are other restaurants in the Village that exist in areas closer to both residential uses and other businesses that are regulated in the same way and are able to conduct viable non-intrusive businesses. Further, the developer has an interest in not permitting odors to become objectionable as the occupants of its own residential units would be most affected.

IMPACT ON WATER

**The proposed Action will affect surface or groundwater quality or quantity.
This impact was deemed to be small to moderate in the Part II EAF.**

The primary surface water discharge for the existing site is currently the Erie Canal. The proposed development will also discharge some storm water runoff to the Erie Canal through one or more piped conduits. The proposed Action will require a discharge permit which must be obtained from the New York State Department of Environmental Conservation.

The proposed storm water management plan is described in the 4/26/2010 project sponsor response to the Village's request for additional information (pp.13 & 14). The proposed plan addresses both construction and post-construction conditions and reflects an awareness of the property's Brownfield designation. Construction or operation may cause contamination of a water supply system. The storm water management plan will be prepared per guidance provided by NYSDEC and per the NYSDEC approved remediation work plan.

The Plan will be prepared per the requirements of the NYSDEC Stormwater Management Design Manual. The design will conform to Chapter 9 of the manual, redevelopment guidelines, and to the requirements of the NYSDEC General Permit GP-10-001. The project sponsor must comply with this permit. Discussions with DEC staff have acknowledged the property's past history and Brownfield designation. The design will take advantage of the permeable soils available on-site. The main component of the system will be the use of stormwater infiltration to manage post development runoff. An underground system of infiltration chambers will collect, detain, and allow percolation into the subsurface. The design of the underground storage will provide for water quality treatment volume. Additional storage will be provided for stormwater quantity control volume with an overflow discharge to the canal. Smaller more frequent storms will use infiltration and larger less frequent storms the discharge.

The proposed plan also addresses stormwater runoff and erosion during construction. A complete construction erosion control plan will be designed per the NYSDEC's Erosion Control Guidelines as well as a complete Stormwater Pollution Prevention Plan (SWPPP). Once all mitigation is completed there will be no contamination left on site to affect the water supply system or the Canal waters. The proposed plan has been reviewed by the Village Engineer who indicated approval of the proposed plan for a cleaned up site.

The proposed action may alter drainage flow or patterns, or surface water runoff. The proposed action will follow the existing drainage patterns with a majority of the surface water directed towards the canal. While the amount of surface water runoff will increase, the flow will be controlled. The storm water management system, referenced above, will mitigate the expected increase in runoff flow rate to at or below existing conditions. The canal flows toward the Village center and not westerly toward the Longmeadow neighborhood from which concerns have been expressed. There will not be any drainage impacts associated with the project that will cause flooding in the Longmeadow neighborhood.

IMPACT ON AESTHETIC RESOURCES

The proposed action will affect aesthetic resources. This impact was deemed to be potentially large in the Part II EAF.

Proposed land uses, or project components, are obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. The project is the first large multiple-family rental development proposed in the Village of Pittsford, and follows the Village Board's adoption of the R-5 Zoning Ordinance which, among other things, promotes such development. Since this is a new use in the Village, the project is different from surrounding land use patterns, which include an office park, state and municipal public works facilities, retail establishments, a high school and single-family residential structures.

The Village has retained an outstanding degree of historic and aesthetic integrity from its early years of settlement. Its small scale is an important component of its unique visual character and appeal. The proposed mass and bulk of the buildings are large in comparison to most Village buildings. The Village's strong aesthetic character is a key contributor to quality of life, economic vitality and property values. Only 9 of 800 structures in the Village are greater than 3 stories in height. Much care has been taken by the Board in the consideration and analysis of the potential impacts of the project on aesthetic resources, not only from the view of adjacent properties and the canal, but also from the standpoint of the extraordinary aesthetic qualities of the Village itself. It is important that this new construction does not appear to be out of place. Location of buildings, design of their footprint and mass will serve to minimize their apparent bulk. Generous plantings on Monroe Ave., along the Canal, and throughout the project are also important in lessening of visual impacts. While there are no locally legislated view sheds in the Village, there are significant views of importance to the community. Further, the Erie Canal is on the state inventory of aesthetic resources. As such, the DEC Policy for Mitigating Visual Impacts was consulted for guidance (Issued 7/31/00). The policy states that... *significant aesthetic impacts are those that may cause a diminishment of the public enjoyment and appreciation of an inventoried resource, or one that impairs the character or quality of such a place. Proposed large facilities by themselves should not be a trigger for a declaration of significance. Aesthetic impact occurs when there is a detrimental effect on the perceived beauty of a place or structure. Mere visibility, even startling visibility of a project proposal, should not be a threshold for decision making. Instead a project, by virtue of its visibility, must clearly interfere with or reduce the public's enjoyment and/or appreciation of the appearance of an inventoried resource.*

The proposed development is located at a critical gateway to the Village of Pittsford, fronting on Monroe Avenue, the Village's busiest arterial street. The appropriate standard for setting design queues is the attractive residential single family home area on Monroe Avenue. In fact, the largest impact on any existing view shed will occur as pedestrians, cyclists and drivers travel easterly over the Monroe Avenue Canal Bridge. A similar impact will occur with vessels on the canal and pedestrians on the pathway. The proposed development will also be seen from the hill on Sutherland Street and by westbound motorists on Monroe Avenue. The impact of the view from the residential properties in the Town to the west is negligible as it currently consists primarily of a view of the NYS and Municipal buildings on the west side of the Canal. The Planning Board conducted a site visit along Sutherland Street to analyze the view shed looking west from Sutherland St. While the very tops of the buildings of the proposed development would be visible the view to downtown Rochester will remain. The March 20, 2012

Memorandum from the Planning and Zoning Board indicates that their analysis and evaluation resulted in a conclusion that the proposed development will not negatively affect these views. (Also, reference view study, Tab 9, Comprehensive Response to Comments date 11/23/11.)

The development will be composed of non-specular materials and views to the development have been mitigated through downsizing and various off-sets with respect to existing conditions. Lighting controls (per 117 Village Code) will ensure against excessive glare and light shed as well as sky glare. The applicant has stated that the lighting for the project will be "dark sky" or "full cut-off". The proposed landscaping will be maintained by the project sponsor who has extensive experience and a record of quality maintenance.

Based on the intent of the R-5 District, the Comprehensive Plan (see Impact on Land Section above & section 1.2.2 of the Comprehensive Plan) and analysis and input from the Planning and Zoning Board and the Architectural & Preservation Review Board, the proposed development is not aesthetically or visually in conflict with surrounding uses and natural features. Rather than diminishing the public enjoyment and appreciation of an inventoried resource, or impairing the character or quality of the resource, the action will result in greater visual and physical access to and from the Canal. This will improve the public's perception and appreciation of the canal front.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The proposed Action will impact sites or structures of historic, prehistoric or paleontological importance. This impact was deemed to be potentially large in the Part II EAF.

The proposed action will occur within or substantially contiguous to a site listed on the State or National Register of Historic places. The Village itself, the Canal and the Monroe Avenue Bridge are considered to be of historic importance. The Village in its entirety has been designated a Local Historic Preservation District which underscores the need to consider potential historic resource impacts in the context of the Village as a whole. In fact, it is a legislated matter of public policy that the protection, enhancement, perpetuation and use of buildings, structures, places and sites of historic, architectural, cultural or aesthetic value is a public necessity and purpose in the Village of Pittsford. The Village's preservation ordinance is over 40 years old.

Development along the entire Canal system has been advantageous to localities as well as to the state, as it has opened public access, provided enjoyment of the Canal and adjacent historic sites and communities, and provided economic development opportunities. Schoen Place is an example of the positive effects of quality development on, within and adjacent to historic resources. The Village of Pittsford is one of the leading and most historically preserved Canal communities in the State of New York.

The Lead Agency has been guided by the Code of the Village of Pittsford that requires development projects to implement the vision, goals, and objectives of both the Erie Canalway National Heritage Corridor and the Erie Canal Preservation and Management Plan. In terms of the former, the Lead agency has sought, through the encouragement of major project changes and attention to location, design and landscaping, to ensure new construction and the development of recreational opportunities is in harmony with the protection of heritage resources. To this end the development plans have been proposed and modified in such a way as to protect the Canal Corridor's sense of place, scenic views, and other natural features. With respect to the latter, it warns against sacrificing historic character in the interest of short term economic gain. The Plan calls for new development to consider the treatment of public space-roads, parks, and sightlines which have been considered and analyzed in this review.

As noted above regarding the impact on aesthetic resources, the views of the Village, the Canal and the Monroe Avenue Bridge were all considered by the Planning and Zoning Board of Appeals in its Memorandum dated March 20, 2012, from which it concludes that there will be no adverse or significant impact on historically important resources.

The most significant historic resources to be affected are the Erie Canal and the Village itself. The Canal is directly affected because the project is located on the Canal, and the Village because the project would be the most dominant feature of the eastern gateway to the Village. The removal of contaminated soils, the restoration of the site, and increased public access to and enjoyment of the site will enhance the Canal's role in the community. The "Canal Commercial" character of the architectural design can be expected to enhance the historic significance of the Canal and Canal the Village of Pittsford. Months of study, analysis, public input and project changes have been keyed to the assessment of the project impacts on these historic resources. A multitude of project changes addressing this issue have been made in response to the board's concerns including, significant changes to density, configuration, mass, scale, material composition, and parking layout. The resultant "Canal Commercial" design has been character changing and draws on existing and historic examples of Canal side development.

In their letter of April 27, 2011, Crawford & Stearns, Architects and Preservation Planners, as consultants to the APRB rendered an opinion that the changes made in the overall character of the project from the time of the original submission were significant. "The use of the Canal Commercial concept allows for diversity of design, scale, massing and architectural design that can create a contemporary site development that remains compatible with the Village's historic character". It was the expressed, expert

opinion of that consultant that the project design is compatible with the historic character of the Village of Pittsford as stated in the R-5 district legislation.

While working with the APRB over the last 18 months the applicant has modified their design to reduce its apparent bulk and mass, reduce its height, varied building design, and has adopted a design language compatible with the project site's historic Canal side context. The APRB, as an involved agency, has expressed concern with the scale and massing of the project. Comments received from the APRB relating to the standards for special permit approval stated that the project is not compatible with the visual character of the village in terms of scale, massing, orientation and architectural design. At the same time the APRB discusses how the concept plan provides varied roof heights, projecting bays, gables, recesses that visually divide larger buildings to produce a scale that is visually compatible with the Village's aesthetic character. The APRB did not make a recommendation on a significance determination. The Board of Trustees, as Lead Agency, believes outstanding issues relating to scale and mass can be addressed by the APRB as they review the project application for a certificate of appropriateness. The Lead Agency has considered those concerns, other expert input, as well as the ability of the APRB to address those issues and apply conditions as they may deem appropriate. The Lead Agency in looking at all of the relevant documentation on the issues in the context of the whole action does not believe that those concerns should raise the level of environmental review to that of an environmental impact statement.

The Lead Agency has received correspondence from the NYS Canal Corporation which has indicated that, based on its initial review, it is in general support of the subject mixed use development. Canal Corporation Occupancy and Work permits are required to be issued for land use and construction.

Correspondence has also been received from the New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau which indicates that the agency believes that subject project will have no adverse impact on the National Register Canal or other resources eligible for inclusion in the National Register of Historic Places. Landscape plantings along the Canal were recommended by SHPO. Screening elements for the site are within the purview of the local boards and will be duly considered and applied in conjunction with the processing of local approvals.

IMPACT ON OPEN SPACE AND RECREATION

Proposed Action will affect the quantity or quality of existing or future open spaces or recreational opportunities. This impact was deemed to be potentially large in the Part II EAF.

The development of the property does not result in the loss of public open space. The project site is a former industrial site that has been previously disturbed, is contaminated and in its current condition lacks any amenity for public recreational purposes or enjoyment.

Future open space and recreational opportunities will result from the project, and the public will have a new access point to the Canal.

The additional recreational opportunities provided by the project are consistent with the Village's Comprehensive Plan and the R-5 Zoning ordinance.

The physical changes to the project will result in the remediation of an environmentally contaminated site; greater public access along the canal, with public walkways and docking, and amenities such as outdoor seating for restaurant patrons. Public access to a significant historic resource will be enhanced as will the possibilities for new recreational opportunities.

IMPACT ON TRANSPORTATION

There will be an effect to existing transportation systems that could result in major traffic problems. This impact was deemed to be potentially large in the Part II EAF.

The existing and projected traffic conditions have been thoroughly evaluated and the proposal has been thoroughly assessed regarding the significance of traffic impacts:

- Stantec March 10, 2010 Traffic Impact Study
- NYSDOT letter dated August 30, 2010 summarizing their review of Stantec March 10, 2010 Traffic Impact Study. Stantec Traffic Impact Study dated revised July 10, 2010
- SRF Monroe Avenue Corridor Study dated April 2010 SRF Traffic Assessment Reviews dated August 26, 2010 and February 17, 2011
- SRF memo with updated response to applicant's transportation recommendations 7-16-12.
- Westport Crossing-Stantec Response Letter July 2012.

The Village of Pittsford is a Complete Streets Community and encourages walking, bicycling, and public transit for transportation, health, fitness, and recreation. It recognizes the importance of creating Streets that enable safe travel by all users, including pedestrians, bicyclists, public transportation riders and drivers, and people of all ages and abilities. The Village considers all transportation and/or development projects to be an opportunity to improve safety, access and mobility for all travelers and to position bicycling, walking and transit as integral elements of the local transportation system. The planning and review process associated with transportation and/or development projects shall incorporate as a primary objective the alteration of existing streets and other infrastructure and the creation of new streets and other infrastructure that conform fully with the Village's Complete Streets Policy. This policy has been consulted in connection with the assessment of the development plan as well as potential mitigation or project changes that would positively affect the Monroe Avenue right of way.

Traffic impact mitigation measures include, appropriate access location, lane restriping, median construction, additional traffic calming features, speed signs, enhanced walkability, gateway landscaping and signage for the vicinity of the project to calm traffic and reduce impacts in the area of the project site. As a result, the speed of traffic adjacent to the subject site on Monroe Ave. will be reduced by 10 mph.

Specifically, the applicant proposes to and will construct, and bear the full cost of construction of, a raised 250' median on the west side of the Monroe Avenue Bridge. Additionally, the developer will pay the cost of installing and maintaining landscaping on the raised median and the cost of providing the Village with a Portable Radar Speed Sign to be deployed at or near the project entrance and elsewhere as the Village and/or the Monroe County Sheriff's Department may determine. These project changes eliminate substantial traffic impact of the proposal.

The 2010 Monroe Avenue Corridor Study addresses future conditions and projects an ambient growth rate of 0.25% over a ten year period. It projected future conditions based on this expected ambient growth and considered future land use projects as well. The study accounted for the subject project as well as for the future development, the Northwest Canal Development (Community Center) the development of 3750 Monroe Avenue (offices/Distribution). The proposed development meets the Village Code requirement for off-street parking. Spaces have been allocated for waterfront uses and it is estimated that there will be a 15% availability rate based on actual usage by residents.

IMPACT ON PUBLIC HEALTH

The Proposed Action may affect public health and safety. This impact was deemed to be small to moderate in the Part II EAF.

The site is a registered spill site and contains areas of soil contamination and abandoned buildings and site infrastructure. The site has become an "attractive nuisance," the buildings are covered with graffiti and there are frequent trespassers on the property.

The site is part of the New York State Brownfield Cleanup Program. The status of the program is discussed in the materials submitted by the applicant dated April 26, 2010. As of this date the NYSDEC has reviewed and accepted the Remedial Investigation report (Step 3), and has reviewed and approved the Interim Remedial Measures (IRM) Work Plan.

As part of the proposed action, the existing abandoned buildings and site infrastructure will be removed. Remediation of the site under the Brownfield Cleanup Program and the removal of the abandoned buildings, which will be prerequisite to the issuance of permits for development and occupancy of the site, will improve public health and safety.

The site has been utilized for industrial activities since the 1930s. A significant fuel oil spill occurred in 1999 that the Environmental Protection Agency (EPA) responded to. The EPA spent \$980,000 on remediation so a good portion of the gross contamination that existed on the site has already been remediated.

As stated earlier, the site is part of NYS's Brownfield program. The Brownfield Program has seven steps. The steps are: Remedial Investigation Plan; Remedial Investigation; Remedial Investigation Report; Remedial Work Plan; Remedial Work; Remedial Work Report; and Certificate of Completion. The approved IRM is an initial action in Step 4 (Remedial Work) of the overall seven steps.

All Brownfield Program documentation and environmental reports are available to the public in the Town/Village of Pittsford's Public Library.

Several soil and groundwater investigations have been completed at the site. A Phase 1 Environmental Investigation, a Phase 2 Environmental Investigation, and a NYSDEC-approved Remedial Investigation (under NYS's Brownfield Program) have been completed. These combined studies have effectively characterized the remaining environmental contamination and public health risks at the site. However, the NYSDEC will require additional remediation work at the site if additional environmental contamination or risks are identified when the site remediation begins.

The Remedial Investigation Report Identified seven environmental areas of concern at the site:

- Former Storage Tank Areas and the EPA's Bio Cell Areas
- Impacted Groundwater Area at Monitoring Well #3
- Former Service Station Area
- Former Garage Area
- Former Rail Road Loading Area
- Former State Pollution Discharge Elimination System (SPDES) Discharge Outfall
- Area of potentially buried drums and containers

NOISE AND ODOR IMPACT

There may be objectionable odors, noise or vibration as a result of the Proposed Action. This impact was deemed to be small to moderate in the Part II EAF.

Noise and vibration are likely to result from construction activities and are typically unavoidable impacts in any built up location. Construction activities will occur during morning and afternoon hours, typically from 7am to 6pm, Monday thru Saturday, and are not anticipated to interfere with surrounding uses or the enjoyment of nearby properties. All construction activities and staging will occur and be contained within the project site. There will be 2 phases of construction each lasting approximately 14 months, hence, the noise and vibration associated with construction activity will be temporary in nature.

Other generators of noise at the operational level will be site maintenance and traffic. The Planning Board concluded after reviewing a substantial amount of data submitted by the applicant that such noise would not be discernibly higher than current ambient levels. Outdoor dining and any associated music or entertainment may be another source of noise. The developer has indicated that a lease restriction for any tenant of the restaurant building would prohibit live, recorded or amplified music or singing outdoors after a designated time, such as 10PM or however the hours may be restricted by the special use permit.

Potential odors from the restaurant use are addressed above (Impact on Air).

3. Emergency Response and Communication of Incidents that occur during Remediation Actions

Considering the scope and scale of the remediation steps that are planned for the site, there is a probability that incidents may occur with the heavy equipment operating at the site, the large quantities of material being trucked offsite, and with the maintenance and fueling of this onsite equipment.

In addition to the applicant (and their contractors complying) complying with all NYSDEC incident reporting regulations, they should also develop a mechanism to alert the Village to incidents that may occur on site. This will allow Village staff to be aware of situations that they may receive questions on from neighbors or interested citizens that are following the site's remediation.

4. Preparation for Significant Rainfall Events

Because of the site's proximity to the Erie Canal, special preparation for significant rainfall events and the potential impact they may have on the canal should be completed by the applicant.

The applicant's plan in the approved IRM is to individually remediate the seven areas of concern at the site. While individual plans have been developed for each of the seven areas, special planning should be completed to both anticipate and mitigate the impact that a significant rainfall event could have on the Erie Canal if a sudden storm would be encountered during an important remediation step.

PELytle, E&L Solutions, Inc.

The Applicant's initial focus will be on these seven areas of concern. They will further investigate these areas and complete appropriate cleanups. The final site remediation will be done when the site is being developed.

The NYSDEC approved IRM is a very detailed work proposal. Virtually every step of this initial site remediation is spelled out and will be closely monitored by the NYSDEC. The applicant will also have routine reporting responsibilities throughout the completion of the IRM that will provide ongoing justification that the approved remediation steps yield the NYSDEC cleanup requirements.

Improvements to Public Health and Safety

1. Background

As stated earlier, this proposed action will provide significant improvements to public health and safety. The existing conditions at the site are currently presenting risks to both public safety and the environment. Because of the site's location on the Erie Canal, restricting access to the site has been difficult. The site's dilapidated buildings provide great risk to trespassers on the property. In addition, the residual, uncontained environmental contamination is providing some degree of offsite migration of site contaminants to the Erie Canal, neighboring properties, and groundwater under the site.

While significant benefits to public health and safety will be realized by this proposed action, successful completion of such a remediation will require careful planning, utilizing experienced remediation specialists, and routine/effective communications.

In order to realize the maximum benefit to public health/safety and the environment through this proposed action, the applicant and their contractors must appropriately react to the environmental conditions that are encountered at the site so that appropriate actions are taken to correct them.

The IRM is a very detailed and structure plan, however, challenges and new environmental situations will undoubtedly arise when the work begins. The way that the applicant and their contractors effectively manage these challenges will determine whether the maximum benefit is derived from the proposed action.

2. Response to Previously Unrecognized Environmental Risks on the Site

Because there is the potential for previously unrecognized environmental contamination and risks being identified during remediation, the applicant (and their remediation contractors) must have an effective communication process in place with both the NYSED and the Village of Pittsford should unanticipated problems be encountered.

The applicant and their contractors must be experienced and quick to identify and respond to conditions that may pose a risk to neighbors, Village inspectors, interested citizens, or the Erie Canal. Some of these new conditions may require a modification to the approved remediation plan.

The Village should review and approve the process that the applicant will utilize to identify and communicate previously unrecognized situations and risks so that appropriate public alerts and public communications can be effectively carried out.

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

The Proposed Action may affect the character of the existing community. This impact was deemed to be small to moderate in the Part II EAF.

The proposed action will occur within or substantially contiguous to a site listed on the State or National Register of Historic places. The Village itself, the Canal and the Monroe Avenue Bridge are considered to be of historic importance and significant elements of community character. The Village has been designated a Local Historic Preservation District which underscores the need to consider potential community character impacts in the context of the Village as a whole.

The project location is at an important gateway to the Village and as such its design, function and appearance have been reviewed extensively in an effort to ensure that it will exude the Village's community character at this important entry point. It is evident that prior usage and current condition do not positively affect community character or gateway importance.

The proposed Action will cause a change in the density of land use. The project will create a 167-unit multiple-family residential development and a restaurant on a vacant former industrial site. It will be the first large-scale apartment community within the Village of Pittsford. The development of the subject site is encouraged by the Comprehensive Plan.

In their letter of April 27, 2011, Crawford & Stearns, Architects and Preservation Planners, as consultants to the APRB rendered an opinion that the changes made in the overall character of the project from the time of the original submission were significant and indicated that "The use of the Canal Commercial concept allows for diversity of design, scale, massing and architectural design that can create a contemporary site development that remains compatible with the Village's historic character". It was the expressed, expert opinion of that consultant that the project design is compatible with the historic character of the Village of Pittsford as stated in the R-5 district legislation.

The development may create a demand for additional community services (e.g. schools, police, and fire, etc.). The Planning and Zoning Board of Appeals reviewed the demand for additional community services, and the applicant submitted materials addressing this issue dated November 23, 2011 and February 20, 2012. The March 26, 2012 Memorandum from the Planning and Zoning Board of Appeals indicates that community services will be available to serve the growth anticipated as a result of the proposed development.

Based upon the expected demographics of the project the Pittsford School District has indicated that it will be able to accommodate the project. Based on the potential increase in school attendance and increased tax revenue associated with the project the Planning Board asserted that it is reasonable to assume a net gain in revenue by the school district. The Lead Agency understands that an increase in the tax base associated with the project will more certainly result in lower taxes in the community and could result in increased revenue for the school district as well.

The Pittsford Fire District has a long range plan that incorporated new areas of residential and business development. That plan provides that services for the new development will be absorbed by the added tax revenue that the development will contribute.

The Monroe County Sheriff's Office and the State Police provide law enforcement services to the Village at the current time and will continue to provide those services to the area of the new development. New tax revenues will cover any additional cost that might be generated by the new development at 75 Monroe Ave.

The Monroe County Water Authority has indicated that certain improvements will be needed to provide adequate water supply to the site. A supply is available however the water main in Sutherland Street must be improved or replaced. If the plans for this improvement are approved by the Authority, the developer enters into a Main Extension Agreement, and all requirements of the "Rules for the Sale of Water and the Collection of Rents and Charges" and "Uniform Design and Construction Standards for Extending Water Distribution Systems" are met, the Authority will supply water to the site. This upgrade will be evaluated by MCWA and confirmed by the Village Engineer. Trauma to Sutherland Street from this construction is of concern and will be evaluated as the plans develop.

The proposed action will use in excess of 20,000 gallons of water per day. Total anticipated water usage is 37,775 gallons per day, based on a development containing 167 residential units and a restaurant with 125 seats. The project will utilize water conservation fixtures and the effluent will be discharged to the Village of Pittsford's sanitary sewer system. The system has been determined to have sufficient capacity to accommodate the project. (4/26/2010 project sponsor response to the Village's request for additional information; Appendix4)

To address agency concerns regarding the adequacy of the sewer siphon system beneath the Canal to accommodate flow from the proposed project additional analysis was required by the Lead Agency. The project sponsor met with the Village DPW Director on 7/2/12 at the sewer siphon location. As a result the BME project sponsor study was updated. The Village engineer, who has reviewed revised calculations and analysis by BME associates (7/27/12), indicates and that there is adequate capacity for the siphon to serve the proposed development. He further indicates that as the project approaches site plan design, there will likely be discussions for enhancements or improvements to the siphon. However, the Village Engineer states that, for the purpose of judging environmental impacts, the existing siphon has the necessary capacity to pass the additional wastewater generated from this project.

VILLAGE OF PITTSFORD

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Village Hall ca 1855 (remodeled 1937)

April 29, 2026

Chairman Truman Tolefree
County of Monroe Industrial Development Agency
50 West Main Street, Suite 1150
Rochester, New York 14614

RE: 75 Monroe Avenue

Dear Chairman Tolefree,

The Village of Pittsford Board of Trustees is pleased to support the Housing Plus Program application of Pittsford Canalside Properties LLC to COMIDA for the property located at 75 Monroe Avenue, provided Pittsford Canalside Properties LLC enters into a Host Community Agreement with the Village for reimbursement of all abated property taxes.

Sincerely,



Alysia S. Plummer
Mayor



MODIFICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

XC International, LLC
120 Canal Woods
Rochester, NY 14626

TENANT/PROJECT LOCATION:

400 International Boulevard
Rochester, NY 14624

MODIFICATION REQUEST:

XC International, LLC received board approval in April 2025 for a project consisting of the construction of a 42,000 square foot warehouse with office spaces for its tenants, Cargo Transit, Inc and Extreme Logistics Transportation, Inc. in the Town of Chili. The applicant is seeking approval for an additional tenant, Spectrum Northeast, LLC, a media distributor and operator of communications infrastructure.

PROJECT AMOUNT

ORIGINAL
\$6,315,000

Motion By: _____
Seconded By: _____

RESOLUTION
(XC International LLC Project Modification)
OSC Code 2602-25-011B

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2025 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE
SUBLEASE OF A PORTION OF THE FACILITY TO SPECTRUM
NORTHEAST, LLC AND THE EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, by Resolution duly adopted on April 15, 2025 (the "Authorizing Resolution"), the Agency appointed **XC INTERNATIONAL LLC**, a New York limited liability company, for itself or an entity formed or to be formed (collectively, the "Company"), the true and lawful agent of the Agency to undertake a certain project (the "Project") consisting of: (A) the acquisition of a leasehold interest in an approximately 7-acre parcel of land located at 400 International Boulevard in the Town of Chili, New York 14624 and all other lands in the Town of Chili where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"); (B) the construction thereon of an approximately 42,000 square-foot building containing offices, warehousing space and loading docks (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), (i) a portion of the building will be occupied by Cargo Transit, Inc., a New York corporation and (ii) a portion of the building will be occupied by Xtreme Logistics Transportation, Inc., a New York corporation, each specializing in moving general freight and dry goods throughout the United States; and

WHEREAS, pursuant to a certain Project Modification Application, dated July 24, 2026, the Company requested that the Agency approve Spectrum Northeast, LLC ("Spectrum Northeast"), as a tenant subleasing approximately 20,640 square feet of space within the Facility; and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) the sublease of a portion of the Facility to Spectrum Northeast and (iii) the execution and delivery of any documents necessary and incidental thereto.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. The Agency hereby consents to the subleasing of a portion of the Facility to Spectrum Northeast.

Section 2. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any agreements, documents or certificates necessary and incidental to naming Spectrum Northeast as a new Tenant.

Section 3. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

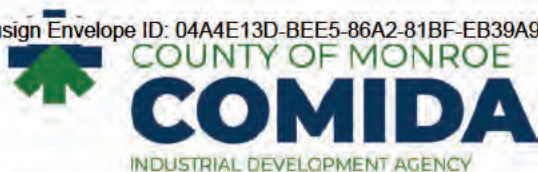
I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director



PROJECT MODIFICATION REQUEST

If you have any questions or need assistance, please call 585.753.2000.

Applicant:	XC International, LLC		
Project Address:	400 International Boulevard, Rochester, New York 14624		
Contact Name:	Andrey Kirik		
Contact Company:	XC International, LLC		
Contact Address:	120 Canal Woods, Rochester, New York 14626		
Contact Email:	[REDACTED]	Contact Phone:	[REDACTED]

Employment in Monroe County:	<u>6</u>	<u>0</u>	<u>7/24/2026</u>
	Full Time	Part Time	As of Date

Modification Requested: Check all that apply. (Attach additional page if necessary). Legal fees apply.
 A substantial change in project costs or scope may require a new application.

☐ **Increase in Project Costs:** Must complete page 2. (If there is a significant change in Project Scope, an application will be required.)

Assistance Requested: Check all that apply.

☐ Property Tax Abatement
 ☐ Mortgage Tax Exemption
 ☐ Sales Tax Exemption

Project Cost Information: \$ \$ \$ 0
 Original Project Cost Increase in Project Costs New Project Costs

☐ **Extend or Renew Sales Tax Exemption:** (If exemption date has expired, a \$350 fee applies.)

 \$
 Current Expiration Date Requested Expiration Date Amount of Exemptions Taken to Date

Reason for Extension:

☒ **New Tenant:** Include name, business description, and square feet to be occupied.
 Spectrum Northeast, LLC; operation of communications infrastructure and media distribution business; 20,640 RSF

Applicant hereby represents that (i) it is not in default under any documents executed in connection with the Project being modified; (ii) Applicant will pay all applicable fees of the Agency and its counsel in connection with the modification of the Project.

Signed: Andrey Kirik Date: 07/24/2026
DocuSigned by: 74F8CB21A3B2424...
 Print Name and Title: Andrey Kirik, Member

Staff Use Only:

2/20

Date Received 7/27/2026 Date of Original Approval: 4/15/2025 New Code 2602 011 B



MODIFICATION SUMMARY

DATE: August 18, 2026

APPLICANT:

Precise Tool & Manufacturing, Inc.
9 Coldwater Crescent
Rochester, NY 14624

PROJECT LOCATION:

9 Coldwater Crescent
Rochester, NY 14624

MODIFICATION REQUEST:

Precise Tool & Manufacturing Inc. is constructing a 40,000 square foot addition to its existing facility in the Town of Gates. The project was approved by the board in June 2025, The applicant is requesting an increase in project costs of \$1,400,000 due to the increases in material and labor costs. The new sales tax exemption is not to exceed \$280,000. The total project cost is now \$5,000,000.

PROJECT AMOUNT

<u>CURRENT</u>	<u>REQUESTED</u>	<u>NEW TOTAL</u>
\$3,600,000	\$1,400,000	\$5,000,000

Motion By: _____
Seconded By: _____

RESOLUTION

(Precise Tool & Manufacturing Inc. Project Modification)
OSC Code 2602-25-019B

A regular meeting of the County of Monroe Industrial Development Agency (the "Agency"), was held at the Agency's Offices, 50 West Main Street, Rochester, New York 14614, on August 18, 2026 at 12:00 p.m.

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a certain Project more particularly described below.

RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING (i) ADDITIONAL FINANCIAL ASSISTANCE TO PRECISE TOOL & MANUFACTURING INC. (THE "COMPANY") IN AMOUNTS EXCEEDING THE AMOUNTS PREVIOUSLY APPROVED BY THE AGENCY; AND (ii) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 55 of the Laws of 1972 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency, by resolution dated June 17, 2025, previously approved assistance to **PRECISE TOOL & MANUFACTURING INC.**, a New York corporation for itself or a related entity formed or to be formed (collectively, the "Company") with a certain Project (the "Project"), consisting of: (A) the acquisition or retention of a leasehold interest in a portion of an approximately 11.83-acre parcel of land located at 9 Coldwater Crescent in the Town of Gates, New York 14624 and all other lands in the Town of Gates where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (collectively, the "Land"); (B) the construction of an approximately 40,000 square-foot addition (the "Improvements") to the existing building thereon; and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by Company in its business of manufacturing CNC machined components for the automotive, rail, aviation, medical and aerospace industries; and

WHEREAS, the Agency initially appointed the Company as its true and lawful agent to make purchases of goods and services relating to the Project that would otherwise be subject to New York State and local sales and use tax (the "Sales and Use Tax Exemption Benefits") in an amount up to \$2,500,000, which would result in New York State and local sales and use tax exemption benefits not to exceed \$200,000;

WHEREAS, the Company has, pursuant to a Project Modification Request, dated July 27, 2026, requested the Agency approve an increase purchases of goods and services relating to

the Project that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$3,500,000**, which would result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **\$280,000** (as increased, the "Sales and Use Tax Exemption Benefits"); and

WHEREAS, the Agency desires to adopt a resolution authorizing (i) an increase in the sales tax exemption benefits and (ii) the execution and delivery of any documents necessary and incidental thereto.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency as follows:

Section 1. Based upon the representation and warranties made by the Company in its request, the Agency hereby authorizes and approves the Company, as its agent, to continue to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$3,500,000**, which result in New York State and local Sales and Use Tax Exemption Benefits not to exceed **\$280,000**. The Agency agrees to consider any requests by the Company for another extension or an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 2. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any agreements, documents or certificates necessary and incidental to providing the Company with the increase of the sales tax exemption with respect to the Facility.

Section 3. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Raymond A. Ryerse Jr.				
Brian Hickey				
Miguel Velázquez				
Truman Tolefree				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on August 18, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18th day of August, 2026.

Ana J. Liss, Executive Director

Section 5. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves (i) the Company as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$2,500,000** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$200,000**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and (ii) a partial real property tax abatement.

Section 6. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of

receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 7. The form and substance of the Lease Agreement, the Leaseback Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 8. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency (if any) to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency shall approve, the execution thereof by the Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of such Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. This resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Lisa Bolzner				
Rhett King				
Norman Jones				
Truman Tolefree				
Raymond A. Ryerse Jr.				
Brian Hickey				
Ann L. Burr				

The Resolutions were thereupon duly adopted.

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

I, the undersigned Executive Director of the County of Monroe Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the County of Monroe Industrial Development Agency (the "Agency"), including the resolutions contained therein, held on June 17, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with Sections 103 and 104 of the New York Public Officers Law (Open Meetings Law) that all members of the Agency had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of June, 2025.

Ana J. Liss, Executive Director



PROJECT MODIFICATION REQUEST

If you have any questions or need assistance, please call 585.753.2000.

Applicant: Precise Tool & Manufacturing, Inc.
 Project Address: 9 Coldwater Crescent
 Contact Name: John Gizzi
 Contact Company: Precise Tool & Manufacturing, Inc.
 Contact Address: 9 Coldwater Crescent
 Contact Email: [REDACTED] Contact Phone: [REDACTED]

Employment in Monroe County: 131 1 6/30/2026
 Full Time Part Time As of Date

Modification Requested: Check all that apply. (Attach additional page if necessary). Legal fees apply.

A substantial change in project costs or scope may require a new application.

☒ **Increase in Project Costs:** Must complete page 2. (If there is a significant change in Project Scope, an application will be required.)

Assistance Requested: Check all that apply.

☒ Property Tax Abatement

☐ Mortgage Tax Exemption

☒ Sales Tax Exemption

Project Cost Information: \$ 3,600,000 \$ 1,400,000 \$ 5,000,000
 Original Project Cost Increase in Project Costs New Project Costs

☐ **Extend or Renew Sales Tax Exemption:** (If exemption date has expired, a \$350 fee applies.)

Current Expiration Date Requested Expiration Date Amount of Exemptions Taken to Date

Reason for Extension:

☐ **New Tenant:** Include name, business description, and square feet to be occupied.

Applicant hereby represents that (i) it is not in default under any documents executed in connection with the Project being modified; (ii) Applicant will pay all applicable fees of the Agency and its counsel in connection with the modification of the Project.

Signed: [Signature] Date: 7-27-26

Print Name and Title: Joseph P Gizzi

Staff Use Only:

2/20

Date Received _____ Date of Original Approval: _____ New Code 2602 _____

Project Modification Request - Page 2

Required when requesting an Increase in Project Costs

A. Applicant Project Costs	Original/Current Approval	Requested Increase Modification	Revised Approval Requested
Building Construction or Renovation			
a. Materials	\$ 2,000,000	\$ 1,000,000	\$ 3,000,000
b. Labor	\$ 500,000	\$ 400,000	\$ 900,000
Site Work			
c. Materials	\$ 500,000	\$	\$ 500,000
d. Labor	\$ 500,000	\$	\$ 500,000
e. Non-Manufacturing Equipment	\$	\$	\$ 0
f. Furniture & Fixtures	\$	\$	\$ 0
g. Land and/or Building Purchase	\$	\$	\$ 0
h. Manufacturing Equipment	\$	\$	\$ 0
i. Soft Costs (Legal, Architect, Engineer)	\$	\$	\$ 0
Other Costs (specify)			
j. Legal	\$ 50,000	\$	\$ 50,000
k. Architect	\$ 25,000	\$	\$ 25,000
l. Engineer	\$ 25,000	\$	\$ 25,000
m. _____	\$	\$	\$ 0
Total Project Costs	\$ 3,600,000	\$ 1,400,000	\$ 5,000,000
Sources of Funds for Project Costs			
a. Tax Exempt Industrial Revenue Bond	\$	\$	\$ 0
b. Taxable Industrial Revenue Bond	\$	\$	\$ 0
c. Tax Exempt Civic Facility Bond	\$	\$	\$ 0
d. Bank Financing (subject to recording tax)	\$	\$	\$ 0
e. Public Sources	\$	\$	\$ 0
f. Equity	\$ 3,600,000	\$ 1,400,000	\$ 5,000,000
Total Sources	\$ 3,600,000	\$ 1,400,000	\$ 5,000,000

B. Reason for Increase:

Since the original project approval, actual material costs have increased beyond initial projections. The requested increase in project costs reflects updated construction estimates required to complete the project as planned, with no material change to the approved project scope. Therefore, we are increasing the request for sales tax exemption to \$280,000 (\$3,500,000 in total material purchases).

C. Amount of Sale Tax Exemptions Taken to Date: \$ 200,000.00