



BOARD MEETING AGENDA

August 19, 2025

12:00 p.m. CityPlace Building

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Approval of Minutes – July 15, 2025
- D. Public Comments
- E. Local Labor Monitoring Report – July – Kevin Loewke
- F. Local Labor Exemptions Report – July – Kevin Loewke
- G. Financial Report – July – Gregg Genovese
- H. Applications for Consideration
 - 1. George W Long, Inc
 - 2. McAlpin Industries, Inc
- I. Project Modifications
 - 3. Li-Cycle North American Hub Inc./GBR HubCo LLC – Assignment/Assumption
 - 4. 39 Jetview Drive LLC - Extension
- J. Executive Director Discussion Items
 - YAMTEP, Inc. (Young Adult Manufacturing Training Employment Program) – Workforce Development Fund Request
 - APEX Accelerator Announcement
 - Dashboard
- K. Chair Burr Discussion Items
- L. Adjourn Meeting

Next meeting: Tuesday, September 16, 2025



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING MINUTES
July 15, 2025

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

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

Board Absent: A. Burr

Also Present: A. Liss, H. Maffucci, R. Finnerty, A. Clark, G. Genovese, K. Loewke, S. Maier, Esq.

Acting Chair T. Tolefree called the meeting to order at 12:00 p.m. and R. Ryerse led the board in the Pledge of Allegiance.

On motion by R. King, second by N. Jones, all aye, minutes of the June 17, 2025 meeting were approved.

K. Loewke presented the local labor monitoring report for June 2025.

K. Loewke presented the local labor exemption report for June 2025.

G. Genovese presented the financial report for June 2025.

S. Carl provided an update on investments.

Executive Director Liss presented the following project for consideration:

Khoury Estates Inc.

Khoury Estates Inc. d/b/a Julia K. Caters, is planning to relocate to, and renovate, a 7,800 square foot facility located at 1593 Lyell Ave, in the City of Rochester. Khoury Estates Inc. offers full-service catering to private and corporate clients as well as charter schools, serving over 1,200 students daily. The company is in need of a larger location to expand its business and take on new accounts. The project includes a full build out requiring new electrical, HVAC, plumbing, and refrigeration along with upgrades to the building's structure, insulation, flooring, and bathrooms. Khoury Estates Inc. plans to create 7 FTEs in addition to its existing 17.5 FTEs. The \$497,500 project is seeking a sales tax exemption. The cost benefit ratio is 152:1.

The applicant was represented by A.J. Khoury, 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.

The board considered the following resolution: RESOLUTION OF THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY (i) APPOINTING KHOURY ESTATES INC. OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (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

ACQUISITION, RENOVATION AND EQUIPPING OF THE PROJECT; AND (v) AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT AND RELATED DOCUMENTS.

On motion by N. Jones, second by R. King, for inducement and final resolution approving a sales tax exemption, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Absent
N. Jones	Yea	R. Ryerse	Yea
B. Hickey	Yea		

Executive Director Liss introduced Munesh Patel from Harris Beach to review the eminent domain for 1733 Ridge Road LLC.

On motion by L. Bolzner, second by B. Hickey, to make a SEQR determination for 1733 Ridge Road LLC, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Absent
N. Jones	Yea	R. Ryerse	Yea
B. Hickey	Yea		

On motion by N. Jones, second by B. Hickey, to authorize the Board to make determinations and findings in connection, a roll call vote resulted as follows and the motion carried:

T. Tolefree	Yea	R. King	Yea
L. Bolzner	Yea	A. Burr	Absent
N. Jones	Yea	R. Ryerse	Yea
B. Hickey	Yea		

Executive Director Liss introduced Tyrone Reeves to present a Workforce Development fund request for YAMTEP, for the workforce partnership PILOT program.

On motion by N. Jones, second by R. King, all aye, motion carried to approve the execution and delivery of a contract with YAMTEP - Young Adult Manufacturing Training Employment Program for the Workforce Partnership Program (\$200,000) for one year.

Executive Director Liss reviewed the current dashboard.

Executive Director Liss introduced Michael N'Dolo and Tracy Verrier from the MRB Group to review the first draft of the housing study. T. Verrier provided an overview of all the data that has been collected. Highlights include: data indicates an in-demand housing market without the supply to meet it. Many households in Monroe County, especially renters, are cost-burdened by housing, meaning they spend over 30% of their income on housing. The COMIDA Board is open to playing a role in incentivizing additional rental units in the 60-80 AMI and 80-120 AMI tiers. T. Verrier and M. N'Dolo will propose suggested options for review and discussion.

There being no further business to discuss, on motion by N. Jones, second by R. King, all aye, the regular meeting of the Board was adjourned at 1:46 p.m.



July 2025 Monthly C.O.M.I.D.A. Report

August 4th, 2025

1. This report covers our site visits between July 1st, 2025 and June 31st, 2025.
2. During this period Loewke Brill made 56 monthly site visits.
3. During this period Loewke Brill made “3” Follow up visits.
4. Loewke Brill checked for residence with 2374 workers.
5. Of those workers, there were “4” non-compliant.
 - a. 3- No proof of residence
 - i. 07/23/25 – Precise Tool & MFG, Inc – 1 from Rifta no ID.
Compliant on follow up visit 07/24/25
 - ii. 07/28/25 – BDC Rochester, LLC – 1 from Double A Masonry no ID.
Compliant on follow up visit 07/29/25
 - iii. 07/29/25 – Howitt-Bayview, LLC – 1 from Ontario Exteriors no ID.
Worker not on site on follow up visit 07/30/25
 - b. 1 – Out of Area
 - i. 07/23/25 – Precise Tool & MFG, Inc – 1 from Rifta out of area.
Worker off site on follow up visit on 07/24/25
 - c. 0 – Invalid ID
6. There were “3” new COMIDA sign(s) delivered
 - a. Taouk Fisher, LLC
 - b. QED Technologies International, LLC
 - c. Precise Tool & MFG, Inc

July 2025 COMIDA Verified Local Labor Exemption Report

Board Meeting – August 19th, 2025

The following Verified Local Labor Exemption Requests were processed in July 2025

- Fairlife, LLC – Contour Steel/Local 33 – Lack of Local Labor - Contour Steel is asking for an exemption for up to 15 total iron workers on the Fairlife, LLC project. Local 33 has provided a letter for the workers stating their experience and skill level as necessary for the project. Local 33 Ironworkers hall is currently empty and they are being forced to pull workers from other NYS jurisdictions.
- Fairlife, LLC – P&J/Local 13 – Lack of Local Labor - Local 13 on behalf of Poster & Jaeckle is asking for an exemption for 10 total journey workers on the Fairlife, LLC project. Plumbers & Pipefitters Local 13 has provided a letter for the workers stating their experience and skill level as necessary for the project. Local 13 does not expect to need any exemptions beyond this for the duration of the Fairlife project.
- Fairlife, LLC – O’Connell Electric/Local 86 – Lack of Local Labor - Local 86 on behalf of O’Connell Electric is asking for an exemption for no more than 20 electricians on the Fairlife, LLC project. IBEW Local 86 has provided a letter for the workers stating their experience and skill level as necessary for the project. All qualified local workers are unavailable or working on other projects.
- Fairlife, LLC – Frank Lil & Sons/Local 1163 – Lack of Local Labor - Millwrights Local 1163 on behalf of Frank Lill & Son, Inc is asking for an exemption for one millwright on the Fairlife, LLC project. Millwrights Local 1163 has provided a letter for the worker (Onondaga County) stating his experience and skill level as necessary for the project.
- Unither Manufacturing, Inc – P&J/Local 13 – Lack of Local Labor - Local 13 on behalf of P&J is asking for an exemption for up to 8 journey workers on the Unither Manufacturing, LLC project. Plumbers & Pipefitters Local 13 has provided a letter for the workers (all NYS residents) stating their experience and skill level as necessary for the project.
- Unither Manufacturing, Inc – P&J/Local 46 – Lack of Local Labor - Local 46 on behalf of P&J is asking for an exemption for up to 6 sheet metal/HVAC/R journey workers on the Unither Manufacturing, LLC project. SMART Local 46 has provided a letter for the workers (all NYS residents) stating their experience and skill level as necessary for the project.

COMIDA**Statement of Financial Position**

	Year To Date 07/31/2025	Year Ending 12/31/2024
	Actual	Actual
Assets		
Current Assets		
Cash and Cash Equivalents	1,087,654	5,197,148
Cash - Grant Funding	1,534,089	5,046,811
Accounts Receivable, Net	101,785	29,159
Short Term Investments	17,363,148	13,670,805
Prepaid Expenses	8,484	20,989
Other Current Assets	126,868	115,790
Total Current Assets	20,222,028	24,080,702
Long-term Assets		
Property & Equipment	544,561	633,184
Other Long-term Assets	195,009	195,009
Total Long-term Assets	739,570	828,193
Total Assets	20,961,598	24,908,895
Liabilities and Net Assets		
Liabilities		
Short-term Liabilities		
Accounts Payable	168,045	320,850
Accrued Liabilities	580,531	249,741
Grant Liabilities	1,534,089	5,045,095
Total Short-term Liabilities	2,282,665	5,615,686
Long Term Liabilities	294,797	294,797
Total Liabilities	2,577,462	5,910,483
Net Assets		
Net Assets	18,998,414	17,980,965
Change In Net Assets	(614,278)	1,017,447
Total Net Assets	18,384,136	18,998,412
Total Liabilities and Net Assets	20,961,598	24,908,895

Summary Statement of Activities - All Funds with Prior Year

	Year To Date 07/31/2025	Year To Date 07/31/2025	Prior Year To Date 07/31/2024
	Actual	Budget	Actual
Revenue			
Fee Income	544,497	363,363	306,598
Interest Income	433,699	280,000	450,732
Gain on Sale of Fixed Assets	46,524	-	-
Total Revenue	1,024,720	643,363	757,330
Payroll			
Payroll	299,085	258,557	228,134
Program & Community Development	994,696	1,856,037	1,368,278
General & Administrative	477,762	468,669	485,353
APEX Activity, Net	(132,545)	-	(8,668)
Total Expenses	1,638,998	2,583,263	2,073,097
Change In Net Assets	(614,278)	(1,939,899)	(1,315,767)



APPLICATION SUMMARY

DATE: August 19, 2025

APPLICANT: George W. Long, Inc.
4600 Culver Road
Rochester, NY 14622

TENANT/PROJECT LOCATION: Seabreeze Amusement Park
4600 Culver Road
Rochester, NY 14622

PROJECT SUMMARY: George W. Long, Inc. is planning to purchase a new water slide for Seabreeze Amusement Park, the 4th oldest amusement park in the country. Seabreeze is considered “retail” under Section 862 of the General Municipal Law. To qualify for benefits, Seabreeze, a time-honored summer destination located near Lake Ontario in the town of Irondequoit, has demonstrated that a substantial portion of its annual patrons travel from outside the designated economic development region. The new attraction, to be introduced in 2026, will include a water slide complex featuring two racing innertube slides starting from a 50-foot tower. Seabreeze employs hundreds of workers each year and plans to add new lifeguards as a result of this purchase. The \$2.7 million project is seeking a sales tax exemption only. The cost benefit ratio is 7:1.

**PROJECT AMOUNT:
EXEMPTIONS** \$2,700,000 - Sales Tax Exemption only
\$149,600

JOBS: EXISTING: 405 FTEs
NEW: 0 FTEs

BENEFIT TO INCENTIVE RATIO: 7:1

ELIGIBILITY: NEW COMMERCIAL CONSTRUCTION WITH INCREASE TO THE TAX
BASE

APPROVED PURPOSE: TOURISM DESTINATION

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date August 19 2025
Project Title George W. Long Inc.
Project Location 4600 Culver Rd, Rochester, NY 14622

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

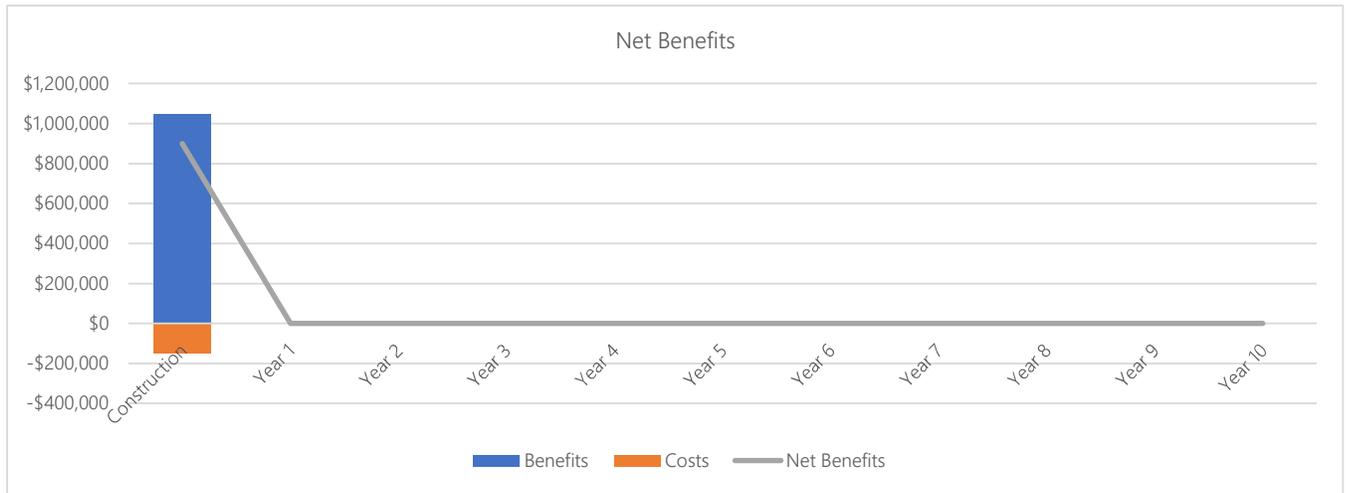
Project Total Investment

\$2,700,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		14	3	17
Earnings		\$832,416	\$157,944	\$990,360
Local Spend		\$2,160,000	\$537,665	\$2,697,665

		Ongoing (Operations)		
		Aggregate over life of the PILOT		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

Figure 1



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

Figure 2

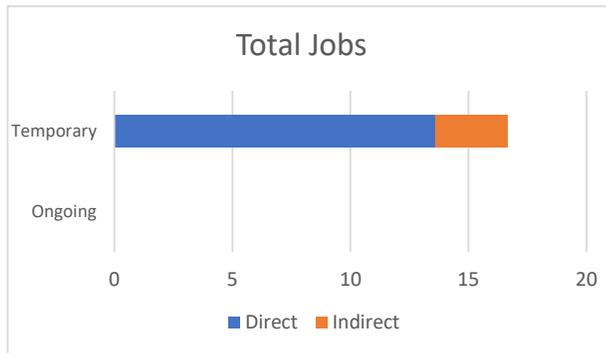
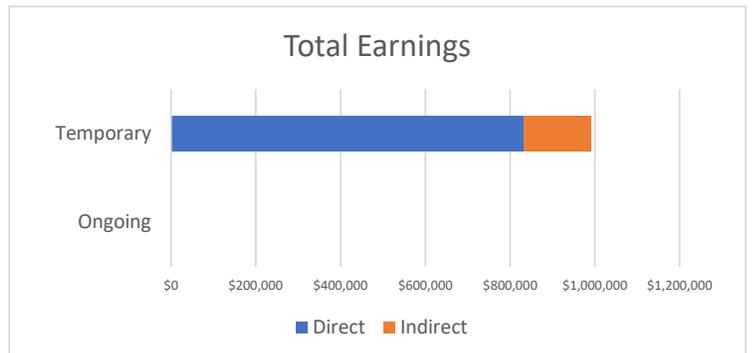


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$149,600	\$149,600
Local Sales Tax Exemption	\$74,800	\$74,800
State Sales Tax Exemption	\$74,800	\$74,800
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$149,600	\$149,600

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$997,292	\$997,292
To Private Individuals	\$990,360	\$990,360
Temporary Payroll	\$990,360	\$990,360
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$6,933	\$6,933
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$6,933	\$6,933
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$51,499	\$51,499
To the Public	\$51,499	\$51,499
Temporary Income Tax Revenue	\$44,566	\$44,566
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$6,933	\$6,933
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$1,048,791	\$1,048,791

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$997,292	\$74,800	13:1
State	\$51,499	\$74,800	1:1
Grand Total	\$1,048,791	\$149,600	7:1

*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
(George W. Long, Inc. d/b/a Seabreeze Park Project)
OSC Code 2602-25-023A

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 19, 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 (i) APPOINTING GEORGE W. LONG, INC. D/B/A SEABREEZE PARK, OR A RELATED ENTITY FORMED OR TO BE FORMED (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (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 ACQUISITION AND INSTALLATION OF THE IMPROVEMENTS AT SEABREEZE AMUSEMENT PARK; 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, GEORGE W. LONG, INC. D/B/A SEABREEZE PARK, 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 the acquisition and installation of a waterslide complex containing two (2) racing inner-tube slides starting from a 50 ft. tower, going through both open and enclosed ride paths and ending in a splash run-out including, but not limited to, installation of concrete support piers, site work and utility modifications (collectively, the "Improvements"); all to be located at the Seabreeze Amusement Park, 4600 Culver Road in the Town of Irondequoit, New York 14622; 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, 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 acquisition and installation of the Improvements; and

WHEREAS, the Project constitutes a "retail" project as defined under Section 862 of the Act and as such requires additional findings; and

WHEREAS, the Company has represented to the Agency that the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and therefore the Project constitutes a "tourism destination" as defined in Section 862(2) of the Act; 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 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 the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), therefore, constituting a "tourism destination" as defined in Section 862(2) of the Act; and

(g) 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 and installation of the Improvements and hereby appoints the Company as the true and lawful agent of the Agency to acquire and install the Improvements, and such appointment includes the following activities as they relate to the completion, use, repair and maintenance of the Improvements and the purchase, use, lease, placement, installation, repair, maintenance and replacement of the Improvements, whether or not any materials or supplies described below are incorporated into or become an integral part of the Improvements: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with repairing and maintaining the Improvements, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with the acquisition and installation of the Improvements, 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, 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 Project, 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, 2026** (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 **\$1,870,000**, which result in New York State and local sales and use tax exemption benefits ("sales and use tax

exemption benefits") not to exceed **\$149,600**. 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.

[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				
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 August 19, 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 19th day of August, 2025.

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: George W. Long, Inc.
 Address: Seabreeze Park 4600 Culver Rd
 City/State/Zip: Rochester, NY 14622
 Tax Id No.: 16-0719214
 Contact Name: Rob Norris
 Title: President
 Telephone: 585-323-1900
 E-Mail: rob@seabreeze.com

B. Applicant's Legal Counsel

Name: Tony Cotroneo
 Firm: Woods Oviatt Gilman
 Address: 1900 Bausch & Lomb Place
 City/State/Zip: Rochester, NY 14604
 Telephone: 585-987-2802
 Email: acotroneo@woodsoviatt.com

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

Name	%	Corporate Title
<u>Rob Norris</u>	<u>28</u>	<u>President</u>
<u>John Norris</u>	<u>28</u>	<u>Vice President</u>
<u>Anne Wells</u>	<u>28</u>	<u>Vice President</u>
<u>Genevieve Norris-Brown</u>	<u>7</u>	<u>COO/Secretary</u>
<u>Alexander Norris</u>	<u>7</u>	<u>CFO/Treasurer</u>
<u>Jack Norris</u>	<u>2</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: 4600 Culver Rd, Rochester, NY 14622

Tax Map Parcel Number: 263400 062.16-1-12.1

City/Town/Village: Irondequoit

School District: East Irondequoit

Zip: 14622

Current Legal Owner of Property:

Sea Breeze Coaster Corp.

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: 9/1/2025

Proposed Commencement Date of Construction: 9/1/2025

Anticipated Completion Date: 6/1/2026

G. Contractor(s)

Proslide Technology

USA Inc.

II.PROJECT (cont'd)

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

NAICS Code: 713110

Seabreeze Amusement Park was founded 147 years ago in 1879. It is the 4th oldest amusement park in the country and 13th oldest in the world. Our family, the Long/Norris family, brought the first carousel to the park in 1904 and have been here ever since. The park is now owned and operated by the 5th and 6th generations of the Norris family.

Seabreeze is a regional attraction, drawing families from across Upstate NY. Thirty percent of these guests come from outside Monroe County, making Seabreeze a viable tourism draw for our county. We are also one of the largest summer job providers in the county, hiring up to 750 students each year.

We need to continually upgrade our equipment to remain a viable and attractive park. To that end, we will be introducing a new attraction in 2026. This will be a waterslide complex having two racing inner-tube slides starting from a 50' tower, going through both open and enclosed ride paths, and ending in a splash run-out. This slide will be fun, thrilling, and a great family attraction.

The engineering design, steel towers, support structure, and fiberglass slide will be supplied by Proslide Technology located in Ottawa, Canada. They are one of the world's leading slide design and manufacturing companies. Much of the installation work will be done by USA Inc. from Chicago, IL. They specialize in waterslide installations. Their team of five technicians will pour the concrete support piers, erect the support structure, and then assemble/install over 500 fiberglass pieces that will make up this exciting attraction.

Our in-house construction team will be assisting them with different phases of the project. We will be doing all of the electrical work, site work, and miscellaneous utility modifications. Local contractors will be installing concrete patios, providing crane services, and paving. Local vendors will be supplying the needed concrete, lumber, equipment rental, and miscellaneous construction supplies. The NYS Department of Labor will be inspecting and issuing a permit for the ride.

Seabreeze will be creating 8 additional positions in the waterpark, based on availability of lifeguards and waterpark attendants. The additional staff members will be used on seasonal basis to operate this new waterpark attraction.

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.

It is important in our industry to continually invest in new attractions. Our core business is based on repeat visits from families from Monroe County and the Finger Lakes region. We need to update our equipment on a regular basis to keep these guests returning to our attraction.

Like most industries, we are experiencing ever-increasing costs of doing business. Our labor costs have sky rocketed the past 6 years, as have insurance and utilities expenses. The largest increase, however, is the price of new equipment, i.e. amusement rides and waterpark attractions. They have gone up over 30%.

Our new equipment installation will be a waterslide complex. We committed to this project in November 2024. Since that time a significant cost increase has developed in the form of tariffs. There are no US based waterslide manufacturers. Our vendor is Proslide from Ottawa, Canada. The tariffs that we are now exposed to are ever changing but can range from 10% to 50% of the slide component costs.

Seabreeze competes with a variety of area attractions for the leisure tourism dollar. Parks like Darien Lake in Genesee County, and Enchanted Forest in Herkimer County, regularly get sales tax relief on equipment purchases. Other attractions like the Strong Museum, Seneca Park Zoo and Frontier Field get government grants. It would be most helpful for us at Seabreeze, as well, to be able to take advantage of a sales tax exemption in the purchase of a new attraction.

- 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.

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. \$ 550,000
- b. Labor b. \$ 350,000

Site Work

- c. Materials c. \$ 40,000
 - d. Labor d. \$ 40,000
 - e. Non-Manufacturing Equipment e. \$ 1,280,000
 - f. Manufacturing Equipment f. \$ _____
 - g. Equipment Furniture and Fixtures g. \$ _____
 - h. Land and/or Building Purchase h. \$ _____
 - i. Soft Costs (Legal, Architect, Engineering) i. \$ 440,000
 - Other (specify) j. _____ j. \$ _____
 - k. _____ k. \$ _____
 - l. _____ l. \$ _____
 - m. _____ m. \$ _____
- Total Project Costs (must equal Total Sources) \$ 2,700,000**

B. Sources of Funds for Project Costs:

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

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

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

- e. Equity e. \$ 1,700,000
- TOTAL SOURCES (must equal Total Project Costs) \$ 2,700,000**

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

Yes No

If yes, please specify bank, underwriter, etc.

M&T Bank

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

Use additional sheets as necessary

Company Name _____

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

Estimated Costs Eligible for Sales Tax Exemption Benefit

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

Total Project Costs \$ _____

Value of Incentives
George W. Long Inc.

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:	\$149,600
Estimated duration of ST exemption:	12/31/2026

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:	\$149,600
Project Construction Costs:	\$2,700,000
	5.54%

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	90%	\$0	\$0	\$0	\$0	\$0	\$0
2	80%	\$0	\$0	\$0	\$0	\$0	\$0
3	70%	\$0	\$0	\$0	\$0	\$0	\$0
4	60%	\$0	\$0	\$0	\$0	\$0	\$0
5	50%	\$0	\$0	\$0	\$0	\$0	\$0
6	40%	\$0	\$0	\$0	\$0	\$0	\$0
7	30%	\$0	\$0	\$0	\$0	\$0	\$0
8	20%	\$0	\$0	\$0	\$0	\$0	\$0
9	10%	\$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: George W. Long, 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)	28	28		
Part Time (PTE)	754	754		
Total	405	405	0	0

** 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 George W. Long, Inc. dba Seabreeze Park

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.

RN

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.**

RN

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.

RN

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.

RN

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.

RN

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.

RN

Exemption Process

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

- o 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.
- o 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);
- o 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).
- o 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.

George W. Long, Inc. dba Seabreeze Park

(APPLICANT COMPANY)

(TENANT COMPANY)

Robert Norris Digitally signed by Robert Norris
Date: 2025.07.24 16:10:56 -04'00' President/CEO 7/24/2025

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.

George W. Long, Inc. dba Seabreeze Park

(APPLICANT COMPANY)

Robert Norris Digitally signed by Robert Norris
Date: 2025.07.24 16:10:36 -04'00' President/CEO 7/24/2025

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

George W. Long Inc. dba Seabreeze Park

Robert Norris Digitally signed by Robert Norris
Date: 2025.07.24 16:10:16 -04'00' President/CEO 7/24/2025
 Signature, Title Date

TENANT COMPANY

 Signature, Title Date



2024 ESTIMATED ATTENDANCE BY REGION

Region	% of Total	Total Est Based on %
MONROE COUNTY	68.2%	211,646
SYRACUSE/S TIER	4.2%	12,957
REMAINING NY	20.2%	62,635
OUT OF STATE	7.5%	23,180
Total	100.0%	310,417

Total Attendance

2021	293,552
2022	331,199
2023	315,258
2024	301,659
Average	310,417



APPLICATION SUMMARY

DATE: August 19, 2025

APPLICANT: McAlpin Industries, Inc.
255 Hollenbeck St.
Rochester, NY 14621

TENANT/PROJECT LOCATION: 865 Hard Road
Webster, NY 14580

PROJECT SUMMARY: McAlpin Industries, Inc. proposes the construction of a 300,000 square foot manufacturing facility in the Town of Webster. Completed in phases, phase one will encompass the construction of the initial 240,000 square feet. This facility will support McAlpin’s sheet metal fabrication business and house production lines capable of metal laser cutting, forming, welding, and powder coat finishing while also creating additional warehousing space. McAlpin has over 200 existing employees across Monroe and Wayne Counties and plans to create 32 new FTEs at the proposed facility in Webster. The \$34 million project is seeking a real property tax abatement, mortgage recording tax exemption, and sales tax exemption. The cost benefit ratio is 7:1.

PROJECT AMOUNT: \$34,094,857 - Lease/Leaseback with Abatement
\$1,245,390 - Sales Tax Exemption
\$218,212 - Mortgage Recording Tax Exemption

JOBS: EXISTING:	0	FTEs
NEW:	32	FTEs
REQUIREMENT:	1	FTEs

PUBLIC HEARING DATE: August 14, 2025

BENEFIT TO INCENTIVE RATIO: 7:1

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 19, 2025
 Project Title: McAlpin Industries, Inc.
 Project Location: 865 Hard Road, Rwebster, NY 14580

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

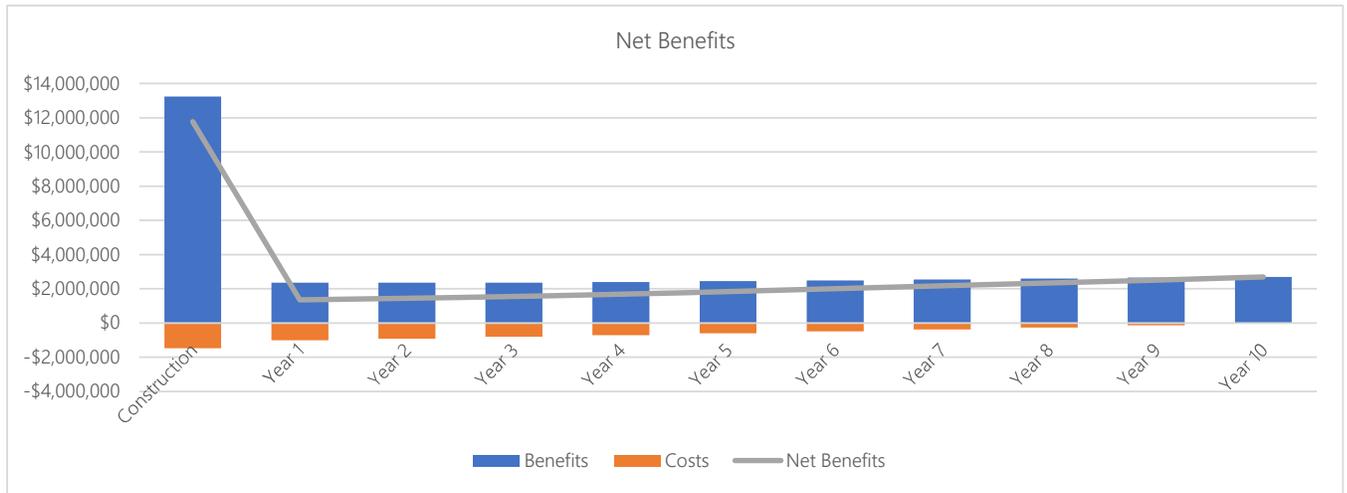
\$34,094,857

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		172	39	210
Earnings		\$10,511,519	\$1,994,468	\$12,505,987
Local Spend		\$27,275,886	\$6,789,484	\$34,065,370

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		32	8	40
Earnings		\$19,303,336	\$4,208,734	\$23,512,069

Aggregate over life of the PILOT

Figure 1



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

Figure 2

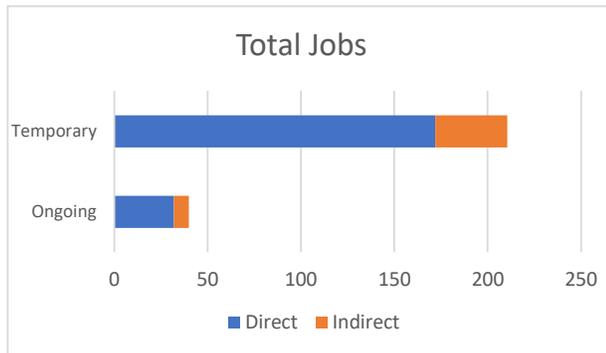
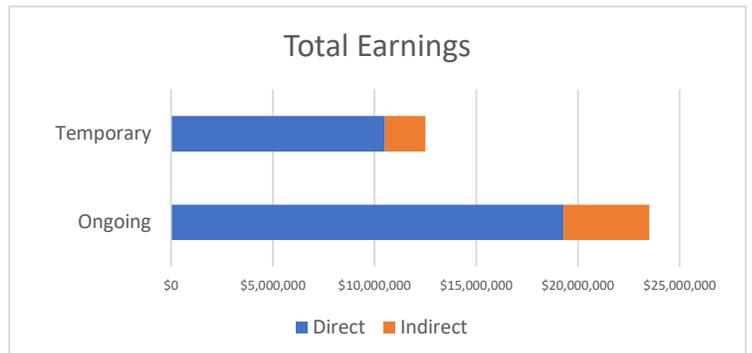


Figure 3



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

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$5,290,544	\$4,915,262
Sales Tax Exemption	\$1,245,390	\$1,245,390
Local Sales Tax Exemption	\$622,695	\$622,695
State Sales Tax Exemption	\$622,695	\$622,695
Mortgage Recording Tax Exemption	\$218,212	\$218,212
Local Mortgage Recording Tax Exemption	\$72,737	\$72,737
State Mortgage Recording Tax Exemption	\$145,475	\$145,475
Total Costs	\$6,754,146	\$6,378,864

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$43,179,008	\$39,810,430
To Private Individuals	\$36,018,057	\$33,567,913
Temporary Payroll	\$12,505,987	\$12,505,987
Ongoing Payroll	\$23,512,069	\$21,061,925
Other Payments to Private Individuals	\$0	\$0
To the Public	\$7,160,951	\$6,242,517
Increase in Property Tax Revenue	\$6,908,824	\$6,007,542
Temporary Jobs - Sales Tax Revenue	\$87,542	\$87,542
Ongoing Jobs - Sales Tax Revenue	\$164,584	\$147,433
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$1,872,939	\$1,745,531
To the Public	\$1,872,939	\$1,745,531
Temporary Income Tax Revenue	\$562,769	\$562,769
Ongoing Income Tax Revenue	\$1,058,043	\$947,787
Temporary Jobs - Sales Tax Revenue	\$87,542	\$87,542
Ongoing Jobs - Sales Tax Revenue	\$164,584	\$147,433
Total Benefits to State & Region	\$45,051,947	\$41,555,961

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$39,810,430	\$5,610,694	7:1
State	\$1,745,531	\$768,170	2:1
Grand Total	\$41,555,961	\$6,378,864	7:1

*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
(McAlpin Industries Inc. Project)
OSC Code 2602-25-025A

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 19, 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 (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 14, 2025, WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW) BEING UNDERTAKEN BY MCALPIN INDUSTRIES 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) 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, **MCALPIN INDUSTRIES 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 acquisition of a leasehold interest in an approximately 25.65±-acre parcel of vacant land located on Publishers Parkway 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"); (B) the construction of an approximately 300,000 square-foot light manufacturing facility to house production lines, office space, warehousing and a break room (collectively, the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal

property including, but not limited to, production lines, metal laser cutting machines, power-coat finishing machines and welding machines (collectively, the "Equipment" and, together with the Land and the Improvements, the "Facility"), all for use by the Company in its business as a sheet metal fabricator; 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 14, 2025, at 11:00 a.m., local time, in the Town Board Meeting Room at 1002 Ridge Road (building with blur 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 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 Planning Board of the Town of Webster (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 May 6, 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 a "Type I" Action pursuant to SEQRA, the Planning Board also issued a Negative Declaration on May 6, 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, 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, 2026** (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 **\$15,567,367** which results in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed **\$1,245,390**. 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 **\$29,094,587**, resulting in a mortgage tax exemption not to exceed **\$218,212**; and (iii) 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.

[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				
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 August 19, 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 19th day of August, 2025.

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: McAlpin Industries, Inc.
 Address: 255 Hollenbeck St.
 City/State/Zip: Rochester, NY 14621
 Tax Id No.: 16-0871790
 Contact Name: Darla Lacey
 Title: CFO
 Telephone: 585-559-2801
 E-Mail: dlacey@mcAlpin-ind.com

B. Applicant's Legal Counsel

Name: Michael Overmyer
 Firm: Lippes Mathias LLP
 Address: 350 Linden Oaks, Suite 215
 City/State/Zip: Rochester, NY 14625
 Telephone: 585-770-7590 X1801
 Email: movermyer@lippes.com

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

Name	%	Corporate Title
<u>Matthew McAlpin</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>

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: 865 Hard Road

Tax Map Parcel Number: 079.06-1-32.123

City/Town/Village: Webster

School District: Webster Central

Zip: 14580

Current Legal Owner of Property:

M AND M Property RE 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: McAlpin Industries, Inc.

Address: 255 Hollenbeck Street

City/State/Zip: Rochester, NY 14621

Tax ID No: 16-0871790

Contact Name: Darla Lacey

Title: CFO

Telephone: 585-559-2801

Email: dlacey@mcAlpin-ind.com

% 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>Matthew McAlpin</u>	<u>100</u>	<u>President</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: August 2025

Proposed Commencement Date of Construction: August 2025

Anticipated Completion Date: September 2026

G. Contractor(s)

Building Innovation Group Inc.

II.PROJECT (cont'd)

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

NAICS Code: 332322

Founded in 1964, McAlpin Industries, Inc. is a 3rd generation, family owned and operated sheet metal fabricator employing over 150 Associates in the Greater-Rochester area. Our current employee location is 75% employed in Monroe County and 25% employed in Wayne County. With a strong culture of commitment to excellence and teamwork, we provide engineered solutions to our customers.

The industries we serve include data storage, warehousing automation, semi-conductor, rail transport, business machine, alternative energy and medical equipment. We provide manufacturing solutions to our customers through our engineering and development services. Our sheet metal fabrication process includes cutting, forming, welding, and finishing metal products to our customer's specifications. Our company growth requires additional manufacturing and warehousing space.

McAlpin Industries is exploring expansion opportunities including current facility in Rochester, NY and construction of a 300K sq.ft. light manufacturing facility on a 25+ acre parcel of land. The expansion will be in phases, with Phase 1 to be 240,000 square feet. Phase 1 will provide a facility for our manufacturing processes with associated equipment, including metal laser cutting, forming, welding, and powder coat finishing. The facility will house production lines, office space, warehousing, and a break room for associates. The proposed project consists of the construction of a light manufacturing facility with associated amenities. Sustainability initiatives are being incorporated into design.

Expansion of our facilities will grow our company to over 200 associates, while offering skilled labor and technical positions. Positions to include Automation Engineer, Management, Maintenance Mechanics, Skilled Welding/ CNC Techs., Robotic Welding Techs., and Production Line.

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.

Without assistance, market conditions will force the business to expand into a less costly location. We wish to collaborate with NYS on assistance opportunities that will allow McAlpin Industries to be competitive and remain in NYS. We seek assistance with but not limited to tax credits/incentives pertaining to job creation, job retention, investment, R&D, property tax and corporate tax.

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

Yes No

Location:

255 Hollenbeck St, Rochester

856 Walworth Penfield Rd, Macedon

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.

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. \$ 14,845,599
- b. Labor b. \$ 9,897,066

Site Work

- c. Materials c. \$ 81,889
- d. Labor d. \$ 521,064
- e. Non-Manufacturing Equipment e. \$ 21,629
- f. Manufacturing Equipment f. \$ 7,922,400
- g. Equipment Furniture and Fixtures g. \$ 550,000
- h. Land and/or Building Purchase h. \$ 0
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 186,960
- Other (specify) j. Signage j. \$ 68,250
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs (must equal Total Sources) \$ 34,094,857

B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ _____
- b. Taxable Industrial Revenue Bond b. \$ _____
- c. Bank Financing c. \$ 29,094,857
- d. TOTAL Public Sources d. \$ _____

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

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

- e. Equity e. \$ 5,000,000

TOTAL SOURCES (must equal Total Project Costs) \$ 34,094,857

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

Yes No

If yes, please specify bank, underwriter, etc.

Wells Fargo Bank

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

Use additional sheets as necessary

Company Name _____

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

Estimated Costs Eligible for Sales Tax Exemption Benefit

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

Total Project Costs \$ _____

Value of Incentives
McAlpin Industries, Inc.

A. IDA PILOT Benefits:	
Current Assessment	\$1,233,100
Value of New Construction & Renovation Costs	\$14,927,488
Estimated New Assessed Value Subject to IDA	\$16,160,588
Current Taxes	\$55,342
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	10.90000
Local Tax Rate* Tax Rate/\$1,000	5.39000
School Tax Rate /\$1,000	28.59000
Total Tax Rate	44.88000
B. Sales Tax Exemption Benefit:	
Estimated value of Sales Tax exemption:	\$1,245,390
Estimated duration of ST exemption:	12/31/2026
C. Mortgage Recording Tax Exemption (MRTE) Benefit:	
Estimated Value of MRTE:	\$218,212
D. Industrial Revenue Bond Benefit	
IRB inducement amount:	\$0
E. Percentage of Project Costs financed from Public Sector sources:	
Total Value of Incentives:	\$4,644,909
Project Construction Costs:	\$34,094,857
	13.62%

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	\$1,008,981	\$498,937	\$2,646,493	\$4,154,411	\$7,335,718	\$3,181,307
1	90%	\$16,271	\$8,046	\$42,678	\$66,995	\$669,946	\$602,951
2	80%	\$33,193	\$16,414	\$87,062	\$136,669	\$683,345	\$546,676
3	70%	\$50,785	\$25,113	\$133,206	\$209,103	\$697,011	\$487,908
4	60%	\$69,067	\$34,154	\$181,160	\$284,381	\$710,952	\$426,571
5	50%	\$88,061	\$43,546	\$230,979	\$362,585	\$725,171	\$362,585
6	40%	\$107,787	\$53,300	\$282,718	\$443,804	\$739,674	\$295,870
7	30%	\$128,266	\$63,427	\$336,434	\$528,127	\$754,468	\$226,340
8	20%	\$149,522	\$73,938	\$392,186	\$615,646	\$769,557	\$153,911
9	10%	\$171,576	\$84,844	\$450,033	\$706,453	\$784,948	\$78,495
10	0%	\$194,453	\$96,156	\$510,038	\$800,647	\$800,647	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: McAlpin Industries, 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)	0	0	32	32
Part Time (PTE)	0	0	0	0
Total	0	0	32	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 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 McAlpin Industries, 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.

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:

- o 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.
- o 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);
- o 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).
- o 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.

McAlpin Industries, Inc.

(APPLICANT COMPANY)

(TENANT COMPANY)

Darla Lacey

Digitally signed by Darla Lacey
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Darla Lacey, E=dlacey@mc-alpin-nd.com
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7/25/2025

Signature

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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.

McAlpin Industries, Inc.

(APPLICANT COMPANY)

Darla
Lacey

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7/25/2025

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
McAlpin Industries, Inc.

Darla Lacey

Digitally signed by Darla Lacey
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Signature

, Title

Date

TENANT COMPANY

Signature

, Title

Date

7/25/2025



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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> 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):

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?

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? _____

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

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ 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	_____	_____	_____	_____
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 _____

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: _____ 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: _____
- 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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 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):

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? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? 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? Yes No
 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? Yes No
 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) Yes No
 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 Hydroflouorocarbons (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 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 1/2 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: _____

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

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.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• 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: _____ _____			

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:

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): _____
 Neither database
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): _____ and V00241
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? _____ 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: _____ %
 _____ %
 _____ %

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: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % 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
 Mill creek and tribs reside on an adjoining parcel northwest of the site

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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.

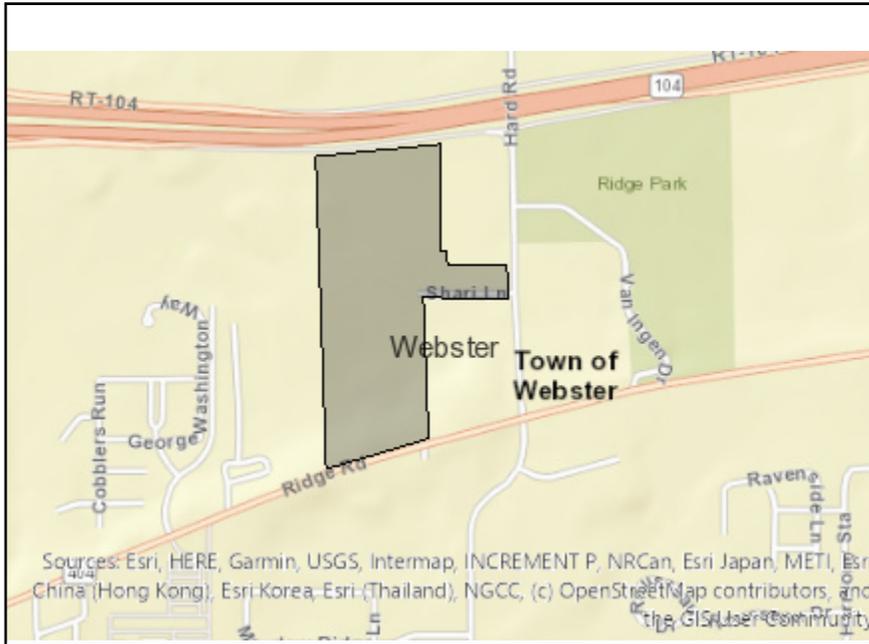
G. Verification

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

Applicant/Sponsor Name _____ Date _____

Agent for applicant

Signature Samuel Costello Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	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.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

WEBSTER TOWN PLANNING BOARD MINUTES

PLACE: Webster Town Board Meeting Room 1002 Ridge Road

TIME: 7:00 p.m.

DATE: 6 May 2025

PRESENT:

Anthony Casciani, Chairman

Dave Malta, Vice Chairman

Mark Giardina, Secretary

Derek Anderson

John Kosel

Peggy Maltman

Drazen Gasic

Katherine Kolich, Recording Secretary

Frank Ciardi, Attorney

Josh Artuso, Director of Community Planning & Development

Erika Corsi, Planner of Community Planning & Development

ABSENT:

Anthony Casciani: Welcome to the May 6, 2025 Webster Planning Board meeting.
Pledge of Allegiance/Roll Call.

Anthony Casciani: If anyone is here for Providence Estate that has been tabled and the Meadows Two is also off the agenda this evening.

Summary overview of outcome:

TABLED MATTERS:

SCHEDULED MATTERS:

1. PROVIDENCE SECTION 9

Applicant: H.G. BUILDERS

Status: **APPLICANT REQUESTED TO BE TABLED TO JUNE 3, 2025 MTG.**

2. MEADOWS TOW SECTION 2

Applicant: 880 PHILLIPS ROAD LLC

Status: **APPLICATION WITHDRAWN; PROJECT RECEIVED FINAL APPROVAL FOR ENTIRE SUBDIVISION IN 2021**

3. DINKS & LINKS SOCIAL

Applicant: JOE CATTALANI

Status: **APPLICANT TO FEEDBACK PROVIDED:**

- **The applicant will work with NYS DEC to obtain a Jurisdictional Determination in reference to wetlands on or adjacent to the property.**

- The applicant will work with Hegedorn's and St. Ann's to resolve questions/concerns regarding the feeder road from Black Cherry Blvd to 104 Access Rd.
- The applicant should consider shifting the building south to allow ADA parking spots in front of the building.
The applicant should delineate designated walk areas with a raised walkway.

4. MCALPIN INDUSTRIES

Applicant: 875 PUBLISHERS PARKWAY

Status: **PRELIMINARY SITE PLAN APPROVAL GRANTED.**

SPECIAL MEETING SCHEDULED FOR MAY 20, 2025 TO CONSIDER FINAL APPROVAL AND SPECIAL PERMIT

5. SIERRA TRADING POST

Applicant: KIM GEORGEN

Status: **FEEDBACK PROVIDED:**

- The applicant will work with Wegmans to identify snow storage locations. The canopy will remain in the rear of the building for trash receptors and a recessed loading dock.

6. LOCKWOOD ELECTRIC

Applicant: LON LOCKWOOD

Status: **FEEDBACK PROVIDED:**

- The applicant will work with Town Staff to confirm whether or not the property is located within a Monroe County Agricultural District. Applicant will confirm if a Jurisdictional Determination is required for this property.

(MARK GIARDINA READ INTO THE RECORD)

- 1. PROVIDENCE SECTION 9:** Located at Abruzzi Drive. Applicant H.G. Builders is requesting **PRELIMINARY/FINAL SUBDIVISION & SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the creation of 10-lots and construction of 10 single family dwellings on a 5.36-acre lot having SBL# 050.03-1-68.006 located in the R-1 Single Family Residential District under Sections 269-11 and 296-17 of the Code of the Town of Webster.

APPLICANT REQUESTED TO TABLE TO THE JUNE 3, 2025 MEETING.

(MARK GIARDINA READ INTO THE RECORD)

- 2. DINKS & LINKS SOCIAL:** Located directly east of Lowe's Home Improvement. Applicant Joe Cattalani is requesting **SKETCH PLAN REVIEW** associated with the development of a 39,000SF indoor/outdoor recreational facility on a 9.38-acre lot having SBL# 079.10-1-2.3 located in the HC High Intensity Commercial District under Section 269-5 of the Code of the Town of Webster.

Appearing before the board was Joe Cattalani for Dinks & Links at least for now. (RECORDING NOT LOUD ENOUGH AND APPLICANT IS NOT SPEAKING LOUD ENOUGH) I am not sure. I am trying to capitalize on the fastest growing sports in America, which is pickleball throughout the states right now so you will see these places starting up and by far the fastest growing sport in what was once created by retirees in Florida _____ pickleball. We were actually camping last week in Naples; Florida and they were 17 years old, so it's getting younger and younger and very active for all kinds of _____ family out in Webster. I spoke with Josh and Erika and met Tony before on a different site and there was a question with parking and I was glad to be at that meeting because it made me realize, you know what, it's over we are going to jump to a different site where even though a lot of _____ in Webster pretty much had a variance so we switched to a spot that it wouldn't be needed and we switched the spot that would give us _____ so we are hoping to build an indoor/outdoor facility and have a small restaurant inside and 14 pickle ball courts inside and there will be 6 to 8 outdoors along some other activities.

Anthony Casciani: I know the area you are talking about Dale, what is the deal with that.

Dale Vance: They did a wetland delineation and sent the JD off to the NY State DEC _____ building where all the courts and stuff are, and I did not indicate that. We have a copy of that somewhere. There is a little bit in the front, where the swale is I imagine build a park around it and _____ more of the water _____ issue.

Anthony Casciani: Parking would be right across the street.

Dale Vance: Yes, just like....exactly like Lowe's. So right across the way there would be parking _____.

Anthony Casciani: Actually, the design of the elevation is quite attractive.

Dale Vance: Well, we didn't come out and give you an unreasonable _____ build something that was kind of eye catching _____ planning on family entertainment back there and all there canopies are lit up back there. We reached out to our neighbors and _____.

Anthony Casciani: You are here for sketch plan so the main thing as we spoke, I wanted to have a representative here from _____. One of the things from years ago, there was a curb cut with NY State unto the 104 feeder lane now that has been kind of gone for years and never discussed it because there is not that many significant structures have been built.

Dale Vance: Yes, my understanding.

Anthony Casciani: But now there is a point where we can get a good grip on this thing so that is something I think we need to resolve.

Dale Vance: My understanding that the Hegedorns back than they were hoping to get the mall
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that Irondequoit had.

Anthony Casciani: No, don't go there please. I don't know what the hell I had for breakfast, but I remember that.

Dale Vance: The plan was to build a mall there. The timing may have been....I think it was...

Anthony Casciani: Leonard Dobbs wanted to build on the Holt Road site and Hegedorns to build on this site. That's the history of it.

Dale Vance: Yeah, most people were not around here. BOTH PARTIES SPEAKING AT THE SAME TIME.

Anthony Casciani: The curb cut was required when St. Ann's got approved, the nursing home, that is when that got approved and simultaneously the road was designed Black Cherry is that called, Black Cherry was designed across from the school to be able to come across that area into your property and exit out on to the feeder road which would eliminate school buses on Ridge Road and eliminate a lot of the problems in that area. That was the intendent of that, and it had nothing to do with the mall though.

Dale Vance: NOT SPEAKING LOUD ENOUGH. We don't think that they want to extend that to the 104 feeder road. There isn't going to be the traffic that may have been planned before. It's just a small development of pickle ball. It doesn't make too much sense at this point . I think we should figure out what makes sense.

Anthony Casciani: I agree with you Dale; it is a big expense that is why we have kind of let this thing go and go. We didn't bother with it, with a lot of the smaller places that have done in. You know, Popeyes and Dairy Queen, they have their own exit over there so we never brought any of it up but now we are getting to the interior and hopefully you do sell some of these places in there. But at what point does it have to be right now, I don't know but I think we need to get a resolution and when can we do this and at what point. Because if I am recalling it in the resolution of the Town Board, any further development on that property deemed necessary to put this connection in. We have let it go but at what point can we do it. That is the crux of this whole thing.

Dale Vance: Okay, I don't have an answer for that.

Anthony Casciani: Ok, so I think this is a great project and everything is good going in but again, we have to get this thing resolved. If it's not right now, what is it, next year. I think we need an answer to that before this gets an approval . When can we come up with a timeline to complete that roadway.

Dale Vance: Ok, I believe you received a letter from the Senior Home, and they really do not want.....

Anthony Casciani: Yeah, that isn't their call. That road was put there with a dead end so it could continue. It goes right down to the fence. That is why it was put there so the road could connect onto your property. 10:03 my minutes. That was the intent of it when Betty Mullen DiProza was the CEO of St. Ann's at that time, she was well aware of what the timing was on that. Well now, that was 20 some years ago. Things change but the thing still need to be done. The idea was to eliminate traffic and that is part of the design of the overall area for the town. I know you can't answer now. You guys need to get together, that is what I think we need to do and get a solution to that.

Dale Vance: I think the existing roadway between Lowe's and BJ's has accomplished a lot of that kept traffic off of Ridge Road.

Anthony Casciani: Yeah well, I'm the reason that road is there too. That wasn't even going to be in there but that's another story.

Dale Vance: So, in that resolution from the town to Lowe's, it said the developer maybe required to build to connect through. So, what your saying is you guys want the road.

Anthony Casciani: To connect through, that was the intent of it. That is why we put the burden on St. Ann's. Like Josh was saying today, they could have ended their parking, there drive way, that road coming in at their parking lot, but it had to be extended all the way back so people knew this was going someplace. You know like a subdivision and people say, my kids have their basketball there, but that road is intended to continue through that's why it's there.

Dale Vance: So, I guess that it is something for the Hegedorns to further with the town.

Anthony Casciani: I don't know what the board feels on it, if they say wait another year or whatever but we have to get some kind of solution to it.

Drazen Gasic: Tony can I ask, to extend it up to where. I would like clarification, like how far was the intention to extend it on the _____ resolution. Was it supposed to go up to that road that connects between BJ's and Lowe's or you.....

Dale Vance: I have a map if you want.

Anthony Casciani: Well, It comes from St. Ann's by Lowe's there and then it crosses going north and meanders a little bit of an angle and then over and to the express way feeder.

Drazen Gasic: Ok, so frontage road up to frontage.

Anthony Casciani: So, you know how Barrett Drive is by the post office, basically one of those.
(APPLICANT APPROACHED THE BOARD WITH PLANS)

Drazen Gasic: HAVING DISCUSSION WITH THE APPLICANT. So, is this the intention to eventually do it this way.

Dale Vance: I think that's what the intention was when the town did that.

Anthony Casciani: Right now, the road design isn't too important, it's just a timeline for that curb cut. So, you want to see what you can do with that Dale. Come up with something and talk to the whoever is there. Board members, any....you are actually here for a sketch review. Does anybody have any concerns or interests.

Drazen Gasic: I just had some questions. With Lowe's trucking access being right there budding to your property, is that road remaining and same thing with the concrete area.

Dale Vance: That actually is an easement there that's a truck turnaround for the entire development not just for Lowe's. Lowe's kind of capitalized on it but it is actually for the entire development for a truck turnaround.

Drazen Gasic: I know sometimes they gate it off in the back where their storage is. The sketch plan, as least going off of it, substantial parking across the street. Is there anyway to push the building and little more south and do ADA parking in the front like you say if you have any elderly or need to get closer to the building.

Dale Vance: I don't see a problem with that. There is 20 feet right now. Certainly, we can find a spot for them. That's a good idea.

Drazen Gasic: Is that road there, town road between Lowe's and Bjs. Is that owned by the town.

Josh Artuso: It's private.

Drazen Gasic: Maybe something to consider somehow to slow down a little bit of traffic there if you are going to have contractors coming through there if you have kids or others crossing the road to get into the building. Is there going to be a speed bump or something to slow it down a little bit or does it need a crossing as part of the concept.

Dale Vance: A speed bump is not a bad idea. They put they put that little turn in the road there right after Lowe's just to do that.

Anthony Casciani: That is not even in the plan. All we are interested in is the building and a time line for the curb cut.

Drazen Gasic: So, right now they are showing. Tony, they are showing a building across the street there they are showing parking, it's just a way for either ADA parking in front of the building or a designated walk area to go from the parking lot to the building.

Derek Anderson: Lowe's has a raised.....

Drazen Gasic: Like a speedbump or designated speedy bump just to a designated wall area that is raised and clearly defined so that it forces somebody to slow down when they are going by there.

Anthony Casciani: So, for sketch plan, the design of the building ok. What is it, 39,000 sq ft.

Dale Vance: Yes

Anthony Casciani: Alright I like the idea for what you are showing for the base around it, 4 ft up. That adds to it a whole lot. Alright, anyone have any questions or concerns. It's just sketch plan, so you have to deal with DEC and all that now. Ok, you are on the road with it so if you can come up with making a decision for a time line that we can agree to, I think that is going to be key. Ok, thanks for coming in.

- **The applicant will work with NYS DEC to obtain a Jurisdictional Determination in reference to wetlands on or adjacent to the property.**
- **The applicant will work with Hegedorn's and St. Ann's to resolve questions/concerns regarding the feeder road from Black Cherry Blvd to 104 Access Rd.**
- **The applicant should consider shifting the building south to allow ADA parking spots in front of the building.**
- **The applicant should delineate designated walk areas with a raised walkway**

(MARK GIARDINA READ INTO THE RECORD)

3. **MCALPIN INDUSTRIES:** Located at 875 Publishers Parkway. Applicant McAlpin Industries is requesting **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of phase I (100,000 SF of a total 300,000SF) of a light manufacturing warehouse on a 25.65-acre lot having SBL# 079.06-1-32.123 located in the HC High Intensity Commercial District under Section 269- 11 of the Code of the Town of Webster.

Appearing before the board was Mike Ritchie with Costich Engineering and Matt McAlpin with McAlpin Industries. Thank you for allowing us to come in front of the board. We were last in front of you a few months ago, when we presented the project where Matt presented the overview of his company and what they do. Since then, I think the biggest issues were the coordinated review for SEQR and the wetland review. We did receive some additional PRC comments from town staff, and we subsequently revised the plans and resubmitted to address those comments.

We did receive the no impact letter from the DEC relative to the wetland, so we received that last week and we were, happy to pass that along to Josh. We did also hear from the previous time Mr. Casciani that we were in front of you. They are looking for some kind or some more

architectural detail on that building. We did submit some additional architectural renderings.

Anthony Casciani: Is this what you changed it to. The one you just gave me.

Mike Ritchie: I am not sure what you are talking about.

Matt McAlpin: Most of those are in the submission. There are a couple additional ones in there to reemphasize.

Anthony Casciani: Are you sure this is the same building.

Mike Ritchie: A lot more updates to it and again, it's a phase project. Phase one and I think I heard a 100,000 but was...applied for 120,000 square foot for the first phase. 300,000 square foot overall. So, the first phase being on the south side of the project and subsequent additions would be to the north. We also made some revisions to the utilities. We did add a second storm water management pond on the north side of the site to get some additional earth also to prevent kind of some low spots on that north area and hopefully allow any future development on that very north end on publishers to be able to utilize that for storm water management as well. So, we've addressed all the comments from PRC, from the agency's water authority health department and the like and with this boards approval we would like to move forward wit site work on this in probably the next month or two. So, there team is ready to go, and we would be happy to answer any questions that this board may have.

Anthony Casciani: Ok, you submitted I think it was April 15th, I think it was April 15th . You had some comments, and you address all the comments then you had the latest edition of it.

Mike Ritchie: We revised and resubmitted those back as well. They were technical in nature, no major showstoppers or anything. Again, if there's any connections this board has or any other comments going forward would you.

Anthony Casciani: This is all primarily 99% all engineering detail.

Mike Ritchie: And I think more of the Engineering has been sorted out at this point.

Anthony Casciani: I don't want to get into all that part of it but The concern we have is the building. What's it going to look like, traffic and things of that nature. You did a traffic study and completed that. I think that was probably one of the main things, wasn't it.

Dave Malta: That and the widening the entrance so the tractor trailers could turn in.

Mike Ritchie: We proposed a slight widening of the entrance there and we did also propose a dedicated lefthand turn into the site which will be part of the first phase.

Anthony Casciani: Ok, we can open it up, it's a public hearing. Is there anyone who wishes to

speak in regard to this project.

Diana Davis at 942 Gaywood Lane: I might be behind the curve on this one, but it looks like you guys are calling it high-density commercial as the zoning. SPEAKING TO THE APPLICANT. Yes, that is what is on your plan. So, I am just wondering if you've and again, I might be behind the curve, so I don't...again, my fault if I haven't been the story.

Anthony Casciani: What is it , you're specifically asking.

Diana Davis: Yeah, no, my question is given that it's office park and this is a warehouse facility, it would be one of the uses that the Town Board would basically have to do a special use permit for, so I am just wondering where we are in that process.

Mike Ritchie: That was taken care of initially with the town.

Diana Davis: Got it, okay.

Mike Ritchie: That was the first step of the project.

Diana Davis: But it is office park still, right.

Mike Ritchie: It is zoned still yet but that was a required Town Board.

Diana Davis: Okay then. Again, I am just behind the curve but that's all. I just was wondering and I just wanted to make sure that if it is office park that you guys are still adhering to the lot coverage maximums.

Mike Ritchie: We are.

Diane Davis: All right. Thank you.

Anthony Casciani: Okay, anyone else wish to speak. Nobody. All right, board. Any comments. I have looked at this thing a few times.

Drazen Gasic: Josh, if you can zoom into the entrance way area, the vehicle turnaround is showing a fire truck, but you are saying you have WB50 trucks there. Are you able to provide vehicle turnarounds there for a WB50 in that entrance way.

Mike Ritchie: I believe we ran a WB62 on that as well. I don't know if the detail shows a 50. I don't know, Matt, did you confirm WB?

Drazen Gasic: It is just showing a fire truck. It doesn't show a standard operation vehicle coming in and out. My concern is just on Hard Road north south coming into it. Does that other side have to get widened too. Coming southbound going into the facility.

Mike Ritchie: I don't believe any proposed trucks are proposed to come from the north side. All the truck traffic would come from 104.

Drazen Gasic: So, you seem to stop pavement just short of the existing facility there. Any intention potentially to mill and pave all the way to Hard Road after construction?

Mike Ritchie: That wasn't part of our, but I can talk with Matt. You know, it shouldn't be a major change to the scope to mill and just make that a nice uniform pavement. Have an issue with that. We already have to pave that portion by the end.

Drazen Gasic: It's just after construction. You're going to be doing earth work and there is going to be in and out traffic. You know, if it gets degraded, it'll look nicer if it's just a continuous...

Mike Ritchie: A nice, finished product and then, you know, we could put topping on everything and redo the striping and make it all uniform.

Drazen Gasic: I am not sure if it would be part of your, but I guess this question is related to Josh. You know, should there be a stop sign on that intersection there onto Hard Road, especially now with truck traffic being proposed. Should a stop sign, and striped stop be on that intersection.

Josh Artuso: Sure. Yeah, that would be...that's a private road so it would not be the town's responsibility to do that.

Mike Ritchie: We have no issue with that.

Drazen Gasic: Josh, if you can go to the utility plan and go to the front of the building. So, if you zoom in to where the water line goes into the building. I just to get a clarification here. You have a combined system going in and then a combined system leaving. The building, is it going to be just hydrant dedication going out or is that going to be...

Mike Ritchie: Yes, it will be split in the building for domestic fire sprinkler and then back out to the.....

Drazen Gasic: That has to be a correction that has to be made on the drawings.

Mike Ritchie: Yeah, we're coordinating with MEP just trying to get everything sorted out where all the connections lie but yeah, that is that intent.

Drazen Gasic: Are you able to provide a mechanical room drawing of just showing how that transition.

Mike Ritchie: I think that'll be part of the building permit process but that will be done. Again, you know, meter backflow in an enclosure out by the road where it separates the public water.

Drazen Gasic: I was just surprised not to see profile views of the sanitary or storm lines. Is that something that you guys can add?

Mike Ritchie: Absolutely. I think that's, you know, something for construction. Again, there's nothing really out there in terms of conflicts with other utilities but with other utilities but certainly can provide profile view for those.

Drazen Gasic: And then I think my last question here with that pond going in now in the back, do you have access going up to it for maintenance.

Mike Ritchie: That was not a comment that was generated, but we certainly have no issue providing an access easement to the Town of Webster for both ponds. Knowing that they are going to be private, but in the event that the town ever needed to get to them, we have no issue granting easements for those.

Drazen Gasic: I guess would it be an easement or would it be also like a stone gravel road in order to go back there and do the maintenance.

Mike Ritchie: I think the intent is that the parking lot adjacent to it would be built and that would allow it to provide access, but we can certainly look into that to make sure that if town staff needs to get back there, you know, put a gravel access road to the berm to the outlet structure but we can add that in to the final plan.

Drazen Gasic: So, Josh, does the Town of Webster maintain the pond.

Josh Artuso: No, we would require a stormwater maintenance agreement, and it would be the responsibility of the owner.

Mike Ritchie: It would still be a good idea to add something there in case they need to hire a contractor to hog out the pond, so it doesn't, you know, destroy landscaping. So, we can put that in the plans for.

Drazen Gasic: I recommend putting in an access road to it for maintenance and then the volume of that pond, I just want make sure that your not at a US Army Corps dam level.

Mike Ritchie: We are not.

Drazen Gasic: You're below it.

Mike Ritchie: We're below the height for a dam.

Drazen Gasic: Alright and then the spillway that you have there, there discharge to it, you have indicating where it's going, and I just want to make sure that that is not impacting the neighboring.

Mike Ritchie: We did have to look at that because everything drains up north through Publishers. So, we have a spillway and then a swale and then a dedicated secondary storm line to get that all to the north, so it doesn't pond back in there.

Drazen Gasic: That's all the questions I had. There are some engineering things in there that we could build in for .

Anthony Casciani: Yeah, a lot of this stull actually that's all engineering detail that's why. We have town engineers to look at that also. They have reviewed a lot of this already. So, like drainage and a lot of hours went into that already. Anybody have any questions . Does anyone one have any questions or concerns. BOARD: No. Ok, then we will close the hearing and bring it back in. Alright at the last meeting we actually...we made a motion, I believe, that we would take lead agency if nobody was interested. It went out for 30 days and nobody took it, nobody wanted it that's for sure. So, it came back. 30 days are up. So, we need to make a motion to take lead agency for the SEQR process. You can combine...can we combine that, Derek.

Derek Anderson: We've typically done in the past. Is there any other comments.

Anthony Casciani: No, I closed it, we are good.

Derek Anderson: (PLEASE SEE ATTACHED) So previously we determined this is a type one action. So, there's a motion for TYPE 1 ACTION.

RESOLUTION 25-0027

Derek Anderson made a motion for **TYPE 1 ACTION/LEAD AGENCY** which was seconded by Mark Giardina.

VOTE:

Mr. Casciani	AYE
Mr. Malta	AYE
Mr. Giardina	AYE
Mr. Anderson	AYE
Mr. Kosel	AYE
Mrs. Maltman	AYE
Mr. Gasic	AYE

Anthony Casciani: Ok, we can move to give preliminary approval on it. I like the way you changed the building. That was probably my biggest hangup from day one was, you know, the appearance of it. We should, we got to do, we should do though, is to actually have this incorporated into a final drawing sheet all at one. I'm ok with moving forward with preliminary. I think we still need to just fine-tune some of the miscellaneous things. Engineering is ok with your answers sort of speak and if it's ok with the board, I don't want to drag it out for another month. If you can get the stuff in soon enough and it meets the requirements for Josh, I'd be willing to say, and I think the board would agree to have another meeting in a couple weeks with the final drawings in front of us with everything on it.

TOWN OF WEBSTER PLANNING BOARD RESOLUTION
875 PUBLISHERS PARKWAY – TYPE I ACTION
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1002 Ridge Road, VanIngen Court Building
SEQR TYPE I ACTION
MAY 6, 2025

MOTION FOR TYPE I ACTION

Town of Webster Planning Board considered the request by Applicant, McAlpin Industries to construct a 300,000 square foot light manufacturing warehouse on a 25.65-acre lot having SBL# 079.06-1-32.123 located at 875 Publishers Parkway.

The Planning Board determined that the proposed action is an Type I Action under Part 617: State Environmental Quality Review (SEQR).

The Planning Board determined that the action is subject to a single agency review pursuant to Part 617.6(b)(1) of SEQR and that it is the most appropriate agency for making the determination of significance. The Planning Board therefore designates itself lead agency for the proposed action.

The Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c)(1) of SEQR, and has

1. considered the information contained in the Environmental Assessment Form Part 1 dated January 29, 2025,
2. considered public comments directed to the Planning Board during the Public Hearing on May 6, 2025, and
3. completed Parts 2 and 3 of the Environmental Assessment Form.

NOW, THEREFORE, BE IT RESOLVED that the TOWN OF WEBSTER PLANNING BOARD hereby determines that the proposed action will not have a significant adverse effect on the environment for the reasons set forth in the attached Notice of Determination of Non-Significance; be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD is authorized to take all actions reasonable and necessary to file the Negative Declaration and discharge the TOWN OF WEBSTER PLANNING BOARD'S responsibility as lead agency for this action, be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD, based on the information and analysis above, the referenced supporting documentation, and discussions of the action by the TOWN OF WEBSTER PLANNING BOARD as documented by the Minutes for this meeting, that the proposed action WILL NOT result in any significant environmental impacts, be it further,

RESOLVED that the TOWN OF WEBSTER PLANNING BOARD, therefore makes a DETERMINATION OF NON-SIGNIFICANCE, be it further,

RESOLVED, that the TOWN OF WEBSTER PLANNING BOARD, based on the above reasons issues a NEGATIVE DECLARATION as evidence of its determination.

TOWN OF WEBSTER PLANNING BOARD RESOLUTION
875 PUBLISHERS PARKWAY – TYPE I ACTION
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1002 Ridge Road, VanIngen Court Building
SEQR TYPE I ACTION
MAY 6, 2025

LOCHNER SUBDIVISION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

The Planning Board has reasonably concluded the following results from the proposed action, when compared against the criteria in Section 617.7(c):

1. The proposed action will not have a substantial adverse change in air quality since it does not include a regulated emission source.
2. The proposed action will not have a substantial adverse change in ground or surface water quality or quantity since the proposed action connects to the public sewer system.
3. Water will be supplied by the Monroe County Water Authority which has adequate capacity to support the action.
4. Wastewater will be treated by the Town of Webster.
5. The proposed action will not have a substantial adverse change in potential for erosion, flooding, leaching or drainage problems. Development of individual parcels will conform to NYSDEC for stormwater management and control.
6. The proposed action will not have a substantial adverse change in existing solid waste production since the action is for the multiunit residential buildings that will produce solid wastes in quantities typical of multi-family residences.
7. The proposed action will not have a substantial adverse change in existing noise, odor or light since the action is being developed in accordance with Town of Webster standards. A temporary increase in noise levels consistent with normal construction activities is anticipated when during construction on the subdivided lots.
8. The proposed action will not have a substantial adverse change, or cumulative change since the proposed action creates new residential parcels from an existing residential parcel. Traffic generated is anticipated to be minimal.
9. The proposed action will not have a substantial adverse impact on the criteria listed under Section 617(c)(1)(ii) of SEQR because no habitats or threatened or endanger species were identified on or contiguous to the proposed site.
10. The proposed action is not located in an area designated as a Critical Environmental Area by the Town of Webster or New York State pursuant to subdivision 617.14(g) of SEQR.
11. The proposed action is not in material conflict with the Town of Webster 2008 Comprehensive Plan.
12. The proposed action will not create an impairment of the criteria listed under Section 617(c)(1)(v) of SEQR since the action is not located in or adjacent to the listed resources and is in character with the surrounding community.
13. The action will not result in a major change in the type or use of energy since the action is for the construction of multi-family residences that do not require an upgrade to existing power distribution system infrastructure.
14. The action will not create a hazard to human health since it does not contain nor is it located adjacent to an existing sources of hazardous substances or contaminants. The project does not contemplate the use of hazardous substances or contaminants.

TOWN OF WEBSTER PLANNING BOARD RESOLUTION
875 PUBLISHERS PARKWAY - TYPE I ACTION
THE PLANNING BOARD OF THE TOWN OF WEBSTER
1002 Ridge Road, VanIngen Court Building
SEQR TYPE I ACTION
MAY 6, 2025

15. The action will not create a substantial change in use of the land since the action is consistent with zoning for the land, the existing community character, and the Town of Webster 2008 Comprehensive Plan.
16. The action will not attract a large number of people for more than a few days when compared to taking no action since the action involves the creation of nine new parcels and does not create areas that will attract a large number of people.
17. The action will not create a cumulative impact on the environment as listed under 617(c)(1)(x), (xi), and (xii) of SEQR.

Mike Ritchie: Yes, we can do that. We did submit the updated elevations as part of the most recent package.

Anthony Casciani: That way these are not just a sheet. They're incorporated right.

Mike Ritchie: We can certainly make that. I guess two weeks, I don't think it will kill us. I think we already submitted most of those renderings when we submitted the revised plans.

Anthony Casciani: But in lieu of a separate rendering if you can just put it all in, right in one of those sheets. Right in your drawings like you know. I think that would work ok.

Mike Ritchie: Yes, we certainly make those incorporated into the final approval plan set if that is what you're looking for prior to this board being able to issue final approval or if you wanted to condition it, we could make it so that those are part of the record submitted in the final plans.

Matt McAlpin: A lot of what you have in front of you right now is part of the submission. We just had a couple of updates that I wanted to make sure you saw.

Drazen Gasic: Tony there's just some good amount of engineering items that would be nice to be incorporated as a final set so when the board votes on it as a final we're good to go.

Anthony Casciani: Ok, lets do that. Let's do a preliminary if that's okay and then in two weeks we can have the final and you got everything incorporated into it.

Mike Ritchie: Yes, we can turn everything around.

Anthony Casciani: You wanted a stop sign.

Drazen Gasic: A truck being used for the access movement just to make sure that intersection works with an 18-wheeler, a stop sign there just for safety to stop onto Hard Road and then the road going up to the pond.

Derek Anderson: You also noted profiles from the sewers.

Drazen Gasic: Yes, but that should be engineering's calls

RESOLUTION 25-0037

Dave Malta made a motion for **PRELIMINARY APPROVAL (PUBLIC HEARING)** Located at 875 Publishers Parkway. Applicant McAlpin Industries is requesting **PRELIMINARY SITE PLAN APPROVAL (PUBLIC HEARING)** associated with the construction of phase I (100,000 SF of a total 300,000SF) of a light manufacturing warehouse on a 25.65-acre lot having SBL# 079.06-1-32.123 located in the HC High Intensity

Commercial District under Section 269- 11 of the Code of the Town of Webster which was seconded by Mark Giardina.

PRELIMINARY APPROVAL CHECKLIST

1. Subject to PRC Comments
2. Subject to a Letter of Credit posted with the Town of Webster.
3. Subject to Monroe County Water Authority comments
4. Subject to the determination of the ZBA for requested variances.
5. All the improvements shall be constructed according to the specification of the Town of Webster.
6. All roadway construction to be in accordance with the specification and regulations set forth by the Town of Webster.
7. All sitework is to be in compliance with the standards of the Town of Webster.
8. Comply with all requirements of any Federal, State, County, or Town agency.
9. Address drainage, lighting, signage, and landscaping, buffering, berming and snow storage.
10. 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.
11. Approvals are subject to Drawing No: 9649 Dated:

VOTE:

Mr. Casciani	AYE
Mr. Malta	AYE
Mr. Giardina	AYE
Mr. Anderson	AYE
Mr. Kosel	AYE
Mrs. Maltman	AYE
Mr. Gasic	AYE

(MARK GIARDINA READ INTO THE RECORD)

4. **1048 SHOECRAFT ROAD APARTMENTS: SIERRA TRADING POST:** Located at 900 Holt Road. Applicant Kim Goergen, of Wegmans Food Market Inc. is requesting **SKETCH PLAN REVIEW** associated with enclosing a portion of the existing former Chase-Pitkin outdoor space, to create a new tenant space on a 28.7-acre lot having SBL# 079.12-01-06.211 located in the HC High Intensity Commercial District under Section 269-5 of the Code of the Town of Webster.

Appearing before the board was Evan Goldfeld (DID NOT SIGN IN) from Costich Engineering and I have Kim Jurgen from Wegman's . So, for sketch plan review, the proposed project is enclosing that existing outdoor display area that was once part of Chase Pickins. The project, the building, would enclose 19,000 square feet of that for retail for Sierra Trading Post. The rest of the canopy would remain in the rear of the property. We would be incorporating a trash compactor and a recess loading dock and the utilities. We are utilizing the Hobby Lobby wall currently and the southern wall for the outdoor display area, so it fits within that footprint of the outdoor display

area. The utilities are private and most of them have been stubbed during the development of the plaza. I know PRC had comments about the truck access that we had coming off of Rachel. We are in the works of coming down from either the north end and through the Wegmans property. Right behind the plaza, making a turn within the back of the building and there is also an option of looking to come off of 104 to Ridge Road and circulate down through Rachel just to relieve that turn radius at that point.

The building elevations were submitted as part of this package, and I think it's a nice looking modern façade with their branding.

Anthony Casciani: What will they have to do with the interior. Will they have to tear that floor out.

Evan Goldfeld: So, the concept now, because it is all concrete currently, they are going to level it and obviously there were floor drains, and you can probably see them in there. (LOOKING AT THE PLANS ON THE SCREEN) so it was all pitched to the center so the high points are on the perimeter and it's going to be leveled for that portion and then we will be rerouting the storm, the trench drain to the rear. There is a storm drain back there. We've already looked at the drainage patterns from when this was developed and the volumes. The only utility running through there would be sanitary out of the front. We would have to cut through the floor.

Anthony Casciani: He is showing me a picture of another Sierra. Kind of looks a little different.

APPLICANT IS SPEAKING TO CHAIRMAN AND NOT INTO THE MIC. Right now, they switched to more of the white and cream color.

Anthony Casciani: It's got an orange sign on it and has stone going up the sides. What's the plaza there? All Wegmans, it's all brick anyways. So, this you've the lower part. What is the white part on this.

Evan Goldfeld: Yeah, I don't have the details from the architect since we're at conceptual level of what it is, but they've been using, I mean with construction these days you know, kind of a fascia board or board or something of that nature.

Anthony Casciani: I think it's fine but if there is a way to just dressing that up. There is a lot of white there that I am looking at you know, whereas the plaza itself is pretty broken up and designed nice and features and so on. If you can do something just to dress that up a little bit by the entrance area.

APPLICANT IS SPEAKING TO CHAIRMAN AND NOT INTO THE MIC. Ok, will bring that back to the architect.

Anthony Casciani: I think that will be good. Anything else anybody.

Mark Giardina: What is the color of the sign again.

Anthony Casciani: Well, it's like an orangish color they have.

Mark Giardina: Oh, okay.

Derek Anderson: Seems like a good fit for the location.

Drazen Gasic: If I could ask, in the back so you know, the Sierra portion looks like it going to be redone but there is a portion still in the back that is the former Chase Pikkin what's that...what's going to happen with that portion of the building.

Evan Goldfeld: That portion of the building is going to remain. The canopy is structural for that roof, the back wall and there's some egress doors for the Hobby Lobby to that area.

Drazen Gasic: Okay.

Anthony Casciani: There is actually only a couple of comments, general comments. Tractor trailers are required to stay in the appropriate lanes when making the turn from Rachel Drive into the plaza. You were aware of that anyways. The others, all the utilities are going to be private, which is on your private property. So, correct. Only concerns. I have no issues, anybody.

Drazen Gasic: Just to put some consideration for snow storage. It's a very tight area and that's a berm there. So, I'm not sure where your going to store the snow over time.

Evan Goldfeld: Yes, with Wegman's Plazas you know, they hire a contractor, and you see the big mountains out front. So, it will be removed out of there and put out to where no one utilizes the parking.

Anthony Casciani: I guess with that, you're all set. See you next time you're in.

- **The applicant will work with Wegmans to identify snow storage locations. The canopy will remain in the rear of the building for trash receptors and a recessed loading dock.**

(MARK GIARDINA READ INTO THE RECORD)

5. **LOCKWOOD ELECTRIC:** Located at 633 Basket Road. Applicant Lon Lockwood is requesting **SKETCH PLAN REVIEW** associated with the construction of an 8,822SF multi-tenant post-frame style building on a 1.48-acre lot having SBL# 066.03-1-9.11 located in the IN Industrial District under Section 269-5 of the Code of the Town of Webster.

Appearing before the board was Ian Kuchman with McMahon Larue and I am here with Lon Lockwood owner of Lockwood Industries Electric. We are here for sketch plan application for

the new office location and operations facility for Lockwood Electric in addition to leasable space for a tenant to be determined, garage space and then a dog daycare as well. The site is a former homestead, farming, agricultural residential site. It's now zoned industrial. We were before the Town Board last week for application of industrial use permit and referral to the Planning Board here tonight.

Lon Lockwood is proposing to build a post frame style kind of pole barn style structure for their operations which I believe we've submitted the architectures as part of our application by GLA Architects. The site has been mostly demolished from its original homestead application. What remains is a couple of accessory structures. One of which is going to be incorporated as part of this buildout for the dog daycare and the substantial post frame pole barn in addition is going to be mostly for Lockwood Electric and the parking space is substantially increased for Lockwood Electric fleet of vans and work vehicles in addition to employee parking.

Lockwood Electric is currently operating out of 520 Salt Road. So, a long time Webster resident and looking to stay in the community. The application process is long for us. Like I said, we were before the Town Board last week and we're before the Planning Board today for Sketch Plan application. We're next to the Zoning Board of Appeals for a variance to the buffer requirements and then we will be here a couple more times for preliminary and final application and then finally back home to the Town Board for the issuance of industrial permit along with the special permit application for the dog daycare.

With that said, the goal is to minimize total disturbance on the site to under an acre. So, it's a small scale construction operation that will yield substantial dividends to the community and the success of the business. I wanted to see what comments the board had. I think we've jumped the gun a little bit. We've prepared and submitted pretty substantial site plans with a substantial amount of design incorporated. A lot more than what you would typically see on a sketch plan application, but we do want to take the boards' considerations as we move over to the Zoning Board and the remainder of the Planning Board application process.

So, at this moment I will open it up for any questions.

Anthony Casciani: Are there no variances required.

Ian Kuchman: There is a variance required.

Anthony Casciani: Have you got it yet or you have to not yet.

Ian Kuchman: That'll be the next process for us.

Anthony Casciani: And what would that be for, I'm sorry.

Ian Kuchman: So, for Industrial Zone the parcels have an industrial setback requirement and a buffer requirement which is a little bit more than what we are asking for and it includes not only

the building but also the parking area. So, the edge of pavement is slightly infringed on that buffer requirement. So, we will be seeking a modest amount of relief from that. I think the intent of that requirement is most industrial sites in Webster are large parks, you know, like Xeroz Park where you're looking for a little bug buffer between those larger parcels. This is a much smaller parcel. This a much smaller parcel this is less than an acre and a half. So, I think it would be realistic to ask for that relief from the board.

Anthony Casciani: Now your drainage it looks like a pond back there.

Ian Kuchman: Yes so, the challenge with this site is that we're tying into an existing structure. So, our finished floor elevation is pretty well established. It's a relatively flat site as it is so, we don't have a lot of options storm water-wise so we're trying to sheet flow everything into that relatively flat swale that's going to have a perforated under drain. It's going to drain into the storm sewer out on Basket Road.

Anthony Casciani: Okay. You have a dumpster enclosure going....that'll be near the front.

Ian Kuchman: Yes, we choose the front within that dog fenced in area to avoid the westerly winds blowing odor into the operations of Blackwood Electric.

Anthony Casciani: A little premature but just when you get to that point, don't just throw cement block up, make it look decent you know.

Lon Lockwood: I live directly across the street, and I am going to make sure it is a nice place.

Anthony Casciani: Alright, any questions or concerns.

Derek Anderson: So, you mentioned it used to be agricultural use, and I noticed this is near Bolter Industrial. One thing to double check and I didn't see it on the SEQR form but just double check in general, is that...there are county agriculture districts in this area that haven't been used for a long time, but the agriculture districts have never been resolved. So, just verify that the parcel itself is not subject to agriculture district reporting.

Lon Lockwood: I will double check. Thank you.

Derek Anderson: There are even a couple industrial parks that we have that are right in the middle of an agriculture district that had never been dissolved.

Ian Kuchman: Yes, with that said, we're on the industrial side of Basket Road so everything around us, we got Waste Management right next door to us. Right across the street, we do have residents, so we are substantiating a buffer.

Derek Anderson: But that why I mentioned it because it's deceptive. The agriculture district was put in place 30 years ago and then as development came in certain areas and it hadn't been used

for agriculture for years and years, but the district still exists. So, you are subject to those requirements.

Ian Kuchman: Josh are you aware of....

Josh Artuso: I don't believe this property is within an agricultural district, but we can help double check that and with this property being on Basket Road, we were required to refer in to Monroe County and I know that that's also something that they take a look at as well. So, once we....we can confirm that for you.

Anthony Casciani: All right. That's something we can check out anyways, right. So, when you come back to preliminary you can have an answer to it.

Ian Kuchman: First things first, get our variances first.

Drazen Gasic: I just have one more thing, you indicated a fence in the RGE RTC easement, utility easement, I just want to make sure that it is allowed within that easement, the fence that you guys are proposing.

Ian Kuchman: Okay.

Drazen Gasic: And then out of curiosity, interior architectural plan showed storage. I'm assuming we're not dealing with like transformers; storage; any kind of chemicals inside because it's right next to a budding to the dog area. Does it need to have a fireproof wall between the two components of use, I guess.

Lon Lockwood: So, I'm sorry, I've got hearing aids. I have a bit of a hard time hearing you. But you are concerned about the storage.

Drazen Gasic: Yes, I am assuming you are not storing transformers any kind of chemicals inside because it's right next to a budding to the dog use and then your storage use.

Lon Lockwood: Correct. The storage use is going to be used for the H & L Incorporated that's owning this place to store the stuff to maintain the property.

Drazen Gasic: Okay.

Lon Lockwood: And that kind of stuff, nothing industrial or anything like that. Nothing more than you would find in your garage.

Anthony Casciani: The overall site once you're completed, there's outdoor storage, right.

Lon Lockwood: No. Everything should be inside. The only thing outside would be a parking lot.

Anthony Casciani: That sounds good.

Derek Anderson: So, the draft SEQR, it does indicate on here that there are wetlands or other regulated water bodies on the parcel. So, you're aware you have to start that whole process with the new wetlands regulations as soon as possible.

Anthony Casciani: Derek, you're saying there are wetlands on there.

Derek Anderson: Yes. According to the SEQR form, it identifies that there's wetlands or other regulated areas and you know, because of that, I would say that they got to start down that path of the jurisdictional determination under the NY State Wetland Regulations. Start that now so you don't get hung up on it.

Anthony Casciani: Ok check in to that. Sounds good and good luck. You know what, before you go, Josh, if they are going to the Zoning Board do you feel that there are any issues with it.

Josh Artuso: No, I think that the variances that are being requested are not really substantially and are not of concern.

Anthony Casciani: I was thinking, if it was questionable, you know...

Josh Artuso: I mean, the board could provide a letter of support if they're favorable to the design.

Anthony Casciani: It's up to you, fellas; do you want to send them a letter. THE BOARD AGREED. We can send them to the Zoning Board that might expedite it a little bit.

- **The applicant will work with Town Staff to confirm whether or not the property is located within a Monroe County Agricultural District. Applicant will confirm if a Jurisdictional Determination is required for this property.**

ADMINISTRATIVE ITEM:

- Approval of Meeting Minutes for March 4, 2025 (GIARDINA/MALTA) THESE MINUTES WERE A DUPLICATE AND NOT NEEDED. April 1, 2025 (GIARDINA/KOSEL) GASIC -ABSTAIN.

With no other applications before the Board this evening Anthony Casciani concluded tonight's meeting at 8:00 PM.

Respectfully Submitted,
Signed



Dated June 3, 2025

Mark Giardina, Secretary
Katherine Kolich, Recording Secretary

JUN 4 '25 AM 9:07
FILED WEBSTER TOWN CLK





ASSIGNMENT/ASSUMPTION SUMMARY

DATE: August 19, 2025

APPLICANT:

Assignor:
Li-Cycle North American Hub Inc.
2351 Royal Windsor Drive, Unit 10
Mississauga, Ontario L5J 4SJ, Canada

Assignee:
GBR HubCo LLC
251 Little Falls Drive
Wilmington, DE 19808

PROJECT LOCATION:

205 McLaughlin Road
Rochester, NY 14604

ORIGINAL APPROVAL DATE:

December 21, 2021 and January 18, 2022

REQUEST:

Li-Cycle North America Hub, Inc. proposed to construct a manufacturing operation in the Town of Greece to process black mass concentrate, which is a product generated from the recycling of lithium-ion batteries. Originally approved for a sales tax exemption in December 2021, the board also approved a custom real property tax abatement in January 2022. In October 2024, the board approved an extension of the sales tax exemption through December 31, 2026. Recently, GBR HubCo LLC, an affiliate of Glencore Canada Corporation, acquired most of the Li-Cycle assets through bankruptcy, including the Hub in the Town of Greece. At this time, GBR HubCo LLC, is requesting approval to assume the sales tax exemption and real property tax abatement.

ORIGINAL PROJECT AMOUNT:

\$533,518,721

Motion By: _____
Seconded By: _____

RESOLUTION

(Assignment of Li-Cycle North America Hub, Inc. Project to GRB HubCo LLC)
OSC Code 2602-25-026A

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 19, 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 ASSIGNMENT BY LI-CYCLE NORTH AMERICA HUB, INC. OF CERTAIN FINANCIAL ASSISTANCE AND DOCUMENTS (EACH AS DEFINED BELOW) IN CONNECTION WITH A CERTAIN PROJECT LOCATED AT 205 MCLAUGHLIN ROAD IN THE TOWN OF GREECE, NEW YORK, TO GRB HUBCO LLC OR AN ENTITY FORMED OR TO BE FORMED ON ITS BEHALF; 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 December 21, 2021, the Agency appointed Li-Cycle North America Hub, Inc., a Delaware corporation ("Li-Cycle"), 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 41.06-acre portion of land located at 205 McLaughlin Road in the Town of Greece, New York 14606 and all other lands in the County of Monroe 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 a hydrometallurgical manufacturing plant (the "Improvements"); and (C) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property including (collectively, the "Equipment" and, together with the Land and the Improvements, the "Facility") for use by the Company in its business of processing black mass concentrate, an intermediate product generated from the recycling of lithium-ion batteries; and

WHEREAS, the Agency and Li-Cycle executed and delivered (i) a certain Lease Agreement, dated as of December 1, 2022, by and between Li-Cycle and the Agency, pursuant to which Li-Cycle leased the Facility to the Agency (the "Lease Agreement"), a memorandum of which (the "Memorandum of Lease") was recorded in the Monroe County Clerk's Office on January 4, 2023 in Liber 12765 of Deeds, at Page 671; (ii) a certain Leaseback Agreement, dated as of December 1, 2022, by and between the Agency and Li-Cycle, pursuant to which the

Agency leased the Facility back to Li-Cycle (the "Leaseback Agreement"), a memorandum of which was recorded in the Monroe County Clerk's Office on January 4, 2023 in Liber 12765 of Deeds, at Page 676 (the "Memorandum of Leaseback"); and (iii) a certain Payment-In-Lieu-Of-Tax Agreement, dated as of December 1, 2022, by and between the Agency and Li-Cycle (the "PILOT Agreement"; and, together with Lease Agreement and the Leaseback Agreement, the "Documents"); and

WHEREAS, pursuant to the Documents, the Agency provided financial assistance (the "Financial Assistance") to Li-Cycle in the form of (a) sales and use tax exemptions 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; and

WHEREAS, by Application for Assumption, dated August 7, 2025, Li-Cycle (hereinafter, the "Assignor") has requested the Agency's approval of the change in ownership of the Facility and assignment of the Financial Assistance and the Documents to GRB HubCo LLC, a limited liability company or an entity formed or to be formed on its behalf (collectively, herein, the "Assignee"); and

WHEREAS, Assignor and the Assignee represent that the change in ownership of the Facility to the Assignee will not in any way change the use of the Facility and that the Facility will continue to constitute a "project" as such quoted term is defined in the Act; and

WHEREAS, the Agency now desires to adopt a resolution: (i) approving the change in ownership of the Facility, (ii) approving the assignment of the Financial Assistance and the Documents to the Assignee and (iii) approving the execution of any and all documents necessary to effectuate the assignment of the Financial Assistance and the Documents.

NOW, THEREFORE, BE IT RESOLVED by the County of Monroe Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby consents to the transfer of Assignor's rights, title and interests in and to the Facility to the Assignee.

Section 2. The Agency hereby consents to the assignment of the Financial Assistance and the Documents from Assignor to the Assignee.

Section 3. The Executive Director, Deputy Director, Chairman or Vice Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver any and all documents necessary to effectuate the above-described assignments and continuation of the Financial Assistance and the Documents with respect to the Facility.

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				
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 August 19, 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 19th day of August, 2025.

Ana J. Liss, Executive Director



COUNTY OF MONROE
COMIDA
 INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSUMPTION

Each applicant seeking assumption of an existing Project must complete this form and provide additional information if requested. A **non-refundable** application fee of \$350 must be included with this application. Make check payable to COMIDA. If assumption is approved, assumption will require preparation of legal documentation and a fee of \$2,000 plus legal costs.

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 online at www.monroecountyida.org.

I. PROJECT

- a. Address 205 McLaughlin Rd
 City/State/Zip Town of Greece, NY, 14606
 TAX Map No 089.04-1-3.211
- b. Current Project Owner
Li-Cycle North American Hub Inc.
- c. Does Applicant contemplate any changes in use or tenancy of the project? YES NO
 If YES, provide information on additional pages.

II. APPLICANT

- a. Name GBR HubCo LLC
 Address 251 Little Falls Drive
 City/State/Zip Wilmington, DE, 19808
 TAX ID No N/A - in process of being generate
 Contact Name Cheryl Driscoll
 Title Secretary
 Telephone # 646-949-2420
 Email cheryl.driscoll@glencore-us.com
- b. Owners of 20% or more Applicant Company

- Do any of these owners currently own property within Monroe County New York? YES NO

III. APPLICANT Legal Counsel

- Name Mariel E. Cruz
 Firm Weil, Gotshal & Manges LLP
 Address 767 Fifth Avenue
 City/State/Zip New York, NY, 10153
 Telephone # 1-212-310-8123
 Email mariel.cruz@weil.com

IV. CERTIFICATION

Current Project Owner represents that (i) it is not in default under any documents executed in connection with the Project being assigned; (ii) Assignee must agree to assume Current Project Owner's rights, interest, duties, obligations and liability set forth in any documents executed in connection with the Project being assigned; and (iii) Assignee will pay all fees of the Agency and its counsel in connection with the assignment of said Project.

Signed:

Current Project Owner:

 Name, Title Date

Assignee:


 Digitally signed by Cheryl Ann Driscoll
 Date: 2025.08.07 11:42:45 -04'00'

 Name, Title Date

GBR Hubco, LLC

100 Latona Road,
Rochester NY 14615

August 8, 2025

Robin Finnerty, Deputy Director
50 West Main Street, Suite 1150
Rochester, NY 14614
585-753-2037

RE: Closing of the Acquisition of the Business of Li-Cycle North America Hub, Inc.

Dear Ms. Finnerty,

We are writing to inform you that as of August 7, 2025, GBR Hubco, LLC, (“**Buyer**”) an affiliate of Glencore Canada Corporation (“**Glencore**”), has acquired substantially all of the operating assets of Li-Cycle North America Hub, Inc. and certain of its subsidiaries and affiliates (the “**Transaction**”). In connection with the Transaction, Buyer intends to assume the obligations of Li-Cycle North America Hub, Inc. under (i) that certain Lease Agreement, dated December 1, 2022, (ii) that certain Sublease Agreement, dated December 1, 2022, (iii) that certain Payment In Lieu of Tax Agreement dated December 1, 2022, and (iv) that certain Amended & Restated Project Agreement dated December 23, 2022 (each referred to as a “**COMIDA Agreement**” and collectively as the “**COMIDA Agreements**”), each which relate to the construction of the Hub Facility located in Rochester, NY (the “**Project**”).

Attached, please find an application for assumption of the Project and the COMIDA Agreements, as well as the required application fees required therewith, and we request that COMIDA present our application for assumption for approval by the town board. We foresee a strong and fruitful partnership with the County of Monroe and look forward to hearing from you.

Yours Truly,


Digitally signed by
Cheryl Ann Driscoll
Date: 2025.08.08
13:06:27 -04'00'

Name: Cheryl Driscoll

Title: Secretary



MODIFICATION SUMMARY

DATE: August 19, 2025

APPLICANT:

39 Jet View Dr. LLC 31 Jet View Drive Rochester, NY 14624

PROJECT LOCATION:

39 Jet View Drive Rochester, NY 14614
--

MODIFICATION REQUEST:

39 Jet View Drive, LLC, a real estate holding company, is constructing a 52,500 sq. ft. building for Sydor Optics, a related entity, and an additional new tenant. Sydor Optics is a manufacturer of precision optical substrates. The project, located in the Town of Chili, was originally approved in April 2021. In April 2023, an extension was approved through December 31, 2023. In December 2024, another extension was approved through December 2025. The applicant is now seeking an additional extension of the sales tax exemption through December 31, 2026 as the tenant canceled their lease without finishing the buildout. The applicant will now be completing the unfinished buildout.

PROJECT AMOUNT

<u>ORIGINAL</u> \$3,133,414

Motion By: _____
Seconded By: _____

RESOLUTION
(39 Jet View Drive, LLC Project Modification)
OSC Code 2602-21-026E

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 19, 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 EXTENSION OF THE SALES AND USE TAX EXEMPTION BENEFITS (AS HEREINAFTER DEFINED) GRANTED TO 39 JET VIEW DRIVE, LLC (THE "COMPANY") THROUGH DECEMBER 31, 2026, 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 Resolutions duly adopted on April 20, 2021, December 21, 2021, April 18, 2023 and December 19, 2023, the Agency appointed **39 JET VIEW DRIVE, LLC**, a New York limited liability company, for itself or a related 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 4.39-acre parcel of land located at 39 Jetview Drive in the Town of Chili, New York 14624 (the "Land"); (B) the construction thereon of an approximately 52,500 square-foot warehouse/manufacturing building (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 Improvements, the "Facility"); all to be leased to the Company and subleased to Sydor Optics (the "Tenant") for use in its business as a manufacturer of precision optical substrates; and

WHEREAS, the Agency previously 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") through December 31, 2021; and

WHEREAS, the Company previously, pursuant to a certain Project Modification Request, dated November 22, 2021, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2022; and

WHEREAS, the Company previously, pursuant to a certain Project Modification Request, dated March 29, 2023, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2023; and

WHEREAS, the Company previously, pursuant to a certain Project Modification Request, dated November 30, 2023, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2024; and

WHEREAS, the Company has, pursuant to a certain Project Modification Request, dated July 24, 2025, requested the Agency grant an extension to the Sales and Use Tax Exemption Benefits through December 31, 2026; and

WHEREAS, the Agency desires to adopt a resolution authorizing the extension of Sales and Use Tax Exemption Benefits to the Company and 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 through **December 31, 2026**. 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 Sales and Use Tax Exemption Benefits and necessary to effectuate the above-described extension.

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				
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 August 19, 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 19th day of August, 2025.

Ana J. Liss, Executive Director

WORKFORCE DEVELOPMENT FUND APPLICATION

COMIDA is proud to support workforce development initiatives to improve access to employment opportunities. Please fill in all information below and attach your program proposal to be considered for support. For questions and submissions, please email Allison Clark at AllisonClark@monroecounty.gov or call (585) 753-2006.

Organization and/or Program Name: _____

Contact Name: _____ Contact Phone: _____

Contact Email: _____ Year program started: _____

Address: _____ City: _____ State: _____ Zip: _____

Tax EIN: _____

Please attach to this page your proposal for program funding. Please note, you must address each of the questions below to be considered for funding

- A brief overview of your program including your program's mission and target audience.
- Who are your other community partners, if any. Please list all funding partners, collaborative partners as well as businesses or industry groups for job placement.
- How your program is directly linked to job creation in Monroe County. Are jobs available for the program participants to be placed into upon completion of the program/training.
- How you plan to measure the success of your program. Performance metrics should include success rates, job placement rates and number of participants. If your program is new, projected metrics should be included.
- Amount of funding requested and how these dollars would be used.
- A copy of the operating budget and statement of financial position (balance sheet).
- Administration and operation of the organization. Please give a basic outline of how the program organizational structure as well as staff duties, org chart and an explanation of internal controls.
- Copy of your most recent audit.

1. **A brief overview of your program including your program's mission and target audience.**

YAMTEP is an anti-poverty, workforce development and employment initiative leveraging the manufacturing industry "know-how" to provide training with a goal of matching trainees with employers, filling gaps, providing jobs and career pathways. YAMTEP is aimed at providing the chronically unemployed and unskilled with the training needed to secure and maintain employment. The program accepts participants ranging in age from 18 to 62 years old, does not require a high school diploma or equivalent and serves participant demographics who are underemployed or unemployed. YAMTEP also has a high school component where Inner City high school seniors ages 17 and up who do not plan to go to college can participate in our program. YAMTEP's goal is to provide a training program that enables transitioning a person in poverty to being financially independent with laser focus on participants being employment ready.

We provide three main core competencies through our adult program, high school program and transportation program. Our adult program is a 3-week curriculum specializing in job readiness, essential skills, CNC training, forklift certification and manufacturing fundamentals. Our high school program has two sessions annually, which includes a 12-week Spring curriculum and a 3-week summer curriculum for seniors seeking guidance in post-graduate opportunities such as workforce entry, higher education or military pathways. Our transportation program is provided for students of both adult and high school participants and is offered at a reduced fee or free of cost, if applicable. Transportation is a bottleneck for equal access to opportunities, especially when public transportation routes are not all encompassing. We coordinate YAMTEP drivers to pick up and drop off students either at the training facility and or job location with 15-passenger seated vans. By giving our students these tools and resources, they are set up for success.

We have made CDL training a fourth core competency. Our CDL training consists of a Pre-licensing course for all CDL licenses. The course will consist class room training that covers general knowledge and the endorsements needed for the various classes. Upon obtaining there permit we can work with programs like BOCES to help them to get the Behind The Wheel training needed to obtain their CDL..

2. **Who are your other community partners, if any. Please list all funding partners, collaborative partners as well as businesses or industry groups for job placement.**

YAMTEP has developed a collective impact training that is based upon community partners, funding partners, and employment partners collaborating with the instructors to provide people living in poverty with the necessary skills to meet the needs of the region's next generation of employers. Our community members range from participant enrollment partners, participant barriers and support partners, training support partners and employer partners. Our participant enrollment partners include City of Rochester, DHS, D.O.C., Rochester Works, PathStone, Veterans Association, Engaging Fathers, RAWNY, and Rochester City School District. YAMTEP's participant barriers and support partners include City of Rochester, DHS, Rochester Rehab, and PathStone. Training support partners include Wegmans, Lovebeets, McAlphin, WebSeal, Cantel/Steris, Foodlink and Vision Federal Credit Union. YAMTEP now has over sixty employer partners including, U of R, Jamestown Container, Optimax, Alliance Plastics, Product Int., TruForm, JOT, Advantage, Lidestri and Plug Power. YAMTEP staff works with employer partners

to assure a good student/employee match with employer partners that have permanent long-term positions. Our funding partners include the City of Rochester, Monroe County, ESL, Ralph Wilson Jr. Foundation and RochesterWorks. YAMTEP will continue to apply for federal, state, local and charitable foundations that support workforce development initiatives.

3. How your program is directly linked to job creation in Monroe County. Are jobs available for the program participants to be placed into upon completion of the program/training.

There is a workforce development need to help close the gap on entry level jobs in the manufacturing industry in Monroe County. Jobs obtained by our training program participants meet the criteria for “good jobs”. Our participants are matched with job placements within companies that enable them to become financially self-sufficient with a livable wage, provides experience for future growth opportunities for salary negotiations and affords them with economic security through acquired transferable skill sets. YAMTEP has had great success, showing sustained results with employers over the 10-year period. We’ve achieved approximately 81% job placement rate for students that completed training. For calendar year 2024, we’ve had 213 students enrolled, 72 dropped and 138 hired. This includes 33 students currently in the process of being hired. The curriculum is designed to develop student’s hard skills, soft skills, and essential workplace readiness skills to bridge employment gaps. The program can be modified to better support career pathing between cohorts. Instructors highlight employees’ growth areas as they progress through the curriculum, while keeping feedback constructive and providing resources or pathways to help students move forward. These might include coaching sessions, mentorship, and internal professional development one on ones. Career pathway discussions between instructors and students include the difference in trajectories both across industries and between individuals. For some students, a career path can be a linear upward trajectory. For others, it may involve lateral moves to gain skills to pivot and explore a different pathway. Students who leave the program gain skills in forklift operation, blueprint reading, and warehouse operations that they can leverage in the job market. Jobs are available for the program participants to be placed into upon completion of the program.

4. How you plan to measure the success of your program. Performance metrics should include success rates, job placement rates and number of participants. If your program is new, projected metrics should be included.

YAMTEP has hired a data analyst to aid with tracking participant and employer success to help us meet our goals. The data analyst will create a program dashboard or scorecard to capture operational measures as well as identified quality outcomes measures. The program will be evaluated through specific metrics such as total enrollment rate, total participant training completion rate, and total job placement rate vs. continuing education and or military pathway rates. YAMTEP is committed to evaluating the program with the baseline goal of 50% job, college, or military placement for total enrolled participants. YAMTEP is now tracking retention to ascertain not only how long participants stay in their positions but also why they do not stay to see if there are other barriers that YAMTEP may be able to address.

5. Amount of funding requested and how these dollars would be used.

YAMTEP is requesting \$400,000 for the fiscal year 2026. The monies would be used for growth initiatives and enable a student growth plan of 25-50 people per each year of grant support and would provide critical administrative personnel, instructors, training materials, transportation expenses, training space expenses, marketing/outreach expenses, and high school student stipends.

6. A copy of the operating budget and statement of financial position (balance sheet).

See attachment 2026 Budget.1.xlsx

7. Administration and operation of the organization. Please give a basic outline of how the program organizational structure as well as staff duties, org chart and an explanation of internal controls.

See attachment: YAMTEP Org Chart with roles and responsibilities.docx

8. Copy of your most recent audit

See attachment CHAR500.pdf

2026:00:00	Projected Budget 2026	
	2026	
Income		
ESL	\$ 400,000.00	confirmed
City of Rochester	\$ 300,000.00	confirmed
Farash Foundation	\$ 77,000.00	confirmed
Ralph C Wilson Foundation	\$ 200,000.00	confirmed
Pathstone	\$ 30,000.00	confirmed
Rochester Works	\$ 300,000.00	confirmed
COMIDA	\$ 400,000.00	pending
Total Income	\$ 1,707,000.00	
Expenses		
62805 - Transportation		
62747 - Vehical Rental/Lease	\$22,958	
62845 - Gas	\$87,279	
Total 62805 = Transportation	\$110,237	
62802 - Employment Services		
YAMTEP OJT support (HS & Young Adult Summer)	\$186,675	
62802 - Employment Services	\$186,675	
65002 Payroll Expenses		
66020 Payroll Processing Fee	\$36,314	
66010 Payroll Tax Expense		
66011 - Company Fica	\$50,834	
66012 - Medicare	\$11,890	
66014 - SUI	\$12,691	
Total 66010 - Payroll Tax Expenses	\$75,414	
66000 - Payroll Expenses (includes, vacation, holiday and sick pay)		
66007 - 401K Employer Match	\$12,704	
66001 - Wages	\$814,110	
66002 - Vacation	\$2,052	
66003 - Holiday	\$2,517	
66004 - Sick Pay	\$1,012	
66000 - Payroll Expense - Other	\$16,819	
Total Payroll Expenses	\$960,942	
62202 - Insurance		
65120 - Insurance - Liability D&O	\$25,113	
65990 - Workers Compensation	\$14,183	
62202 - Insurance Other	\$16,819	
Total 62202 Insurance	\$56,115	
60900 - Business Expense		
60910 - Bank Service Charge	\$20	
60980 - Membership Dues	\$2,121	
60915 - Internet Marketing Services	\$446	
60925 - Advertising and Marketing Expense	\$17,525	
60900 - Business Expense	\$20,111	
62100 - Contract services		
62110 - Accounting Fees	\$17,900	
Total 62100 - Contract Services	\$17,900	
62800 - Facilities and Equipment		
62835 - New Equipment	\$150,000	
62840 - Equipment Rental and Maintenance	\$53,838	
62890 - Rent, Utilities and Parking	\$108,275	
62895 - Repairs and Maintenance	\$1,094	
62899 - Trash	\$38	
62990 - Utilities	\$37,294	
Total 62800 - Facilities and Equipment	\$350,539	
65000 - Operations (includes, supplies, telephone, Admin. Services)		
65030 - Training Supplies	\$6,336	
65030 - Printing and copying supplier	\$812	
65040 - Suppliers	\$531	
65050 - Telephone, Telecommunications	\$1,504	
Total Operations	\$9,183	
Total Budget Summary		
Total Expense	\$1,711,702	
Total Income	\$ 1,707,000.00	
Difference	\$ (4,701.85)	



COUNTY OF MONROE
COMIDA
 INDUSTRIAL DEVELOPMENT AGENCY

Dashboard

As of July 30, 2025

Incentives Summary

Sales Tax Exemptions		Mortgage Recording Tax Exemption		PILOTS		Total Company Investment	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
18	22	7	13	8	12	\$104,153,007	\$340,047,153

Jobs Summary

Number of Total Projects		Existing Jobs Retained per Application		New Jobs Projected by Applicant		New Jobs Required*	
Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End	Year To Date	Prior Year End
17	25	313	1245	363	704	34	168

Fees for Approved Projects (includes all app and agency fees)

Total		Paid to Date		Outstanding	
2025 Projects YTD	2024 Projects YE	2025 Projects YTD	2024 Projects YE	2025 Projects YTD	2024 Projects YE
\$742,467	\$2,260,486	\$152,569	\$680,195	\$589,898	\$1,580,291

Workforce Development Fund
 Beginning Balance \$2,500,000

Allocated Fee income		Committed Funds		Fund Balance	
2025 YE	2024 YE	2025	2024 YE	2025 YTD	2024 YE
\$50,669	\$1,403,284	\$2,770,726	\$2,479,000	\$1,285,363	\$1,285,363

Solar WD Fund

Fees Approved to Date	Fees Collected to Date	Allocated to Date	Balance
\$75,000	\$50,000	\$0	\$50,000

*Required jobs are calculated as 10% of the existing jobs, with a minimum of 1 job. Enhanced JobsPlus is 100 jobs with a minimum of \$15,000,000 investment. There is no job creation requirement for projects that only receive sales tax exemptions