



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: Lang and Son's Properties LLC
 Address: 1759 Middle Road
 City/State/Zip: Rush, NY 14543
 Tax Id No.: 39-3380759
 Contact Name: Jeff Lang
 Title: President
 Telephone: 585-880-9722
 E-Mail: jlang@kaplanschmidt.com

B. Applicant's Legal Counsel

Name: Carl Steinbrenner
 Firm: Steinbrenner Law Offices, LLC
 Address: 104 Troup Street
 City/State/Zip: Rochester, NY 14608
 Telephone: 585-415-7340
 Email: csteinbrenner@steinbrennerlaw.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>Jeff Lang</u>	<u>100</u>	<u>President</u>
<u> </u>	<u> </u>	<u> </u>
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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: 240 Lucius Gordon Dr

Tax Map Parcel Number: 174.02-1-37.122

City/Town/Village: West Henrietta

School District: Rush Henrietta CSD

Zip: 14586

Current Legal Owner of Property:

East & Alex Holdings, 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: Kaplan Schmidt Electric, Inc.

Address: 50 Saginaw Drive

City/State/Zip: Rochester, NY 14623

Tax ID No: 16-1316939

Contact Name: Jeff Lang

Title: President

Telephone: 585-880-9722

Email: jlang@kaplanschmidt.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>Jeff Lang</u>	<u>100</u>	<u>President</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: 2/2026

Proposed Commencement Date of Construction: 4/2026

Anticipated Completion Date: 1/2027

G. Contractor(s)

Nichols Construction Team

II.PROJECT (cont'd)

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

NAICS Code: 238210

Kaplan Schmidt Electric is a commercial electrical contractor founded in 1988 and has been operating out of the Monroe County area since inception. It started with only 2 employees and has expanded to 35 employees today. In the first couple of years in business we mostly did work for frontier telephone and mall stores that were being constructed at Marketplace, Greece Ridge and Eastview Malls. Currently, we do schools, universities, prisons, municipalities, solar fields and EV chargers. Kaplan Schmidt can perform any of the commercial electrical needs of todays customers. The electrical field is growing and we are looking to expand with it.

The project we are proposing is a 16,000 square feet building on Lucius Gordon Drive by the Rochester Institute of Technology. 4,000 square feet of it for office and the remaining 12,000 square feet for the warehouse. The new building will allow us to add 4 to 5 more much needed employees to handle the additional work load. It will also allow us additional warehouse space to store the materials needed for these projects inside the building. We have outgrown the space we have at our current location and look forward to having this new future location.

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, the project wouldn't happen at the same scope, nor add any new jobs due to current inflation of materials. The savings provided will allow us to expand to the size of the building needed for growth.

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

Yes No

Location:

Lease at 50 Saginaw Dr. Rochester, NY 14623

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:

Currently leased building - expect landlord
to search for new tenant.

K. State Environmental Quality Review (SEQR) Act Compliance

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

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

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

NO

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

Check One:

JOBSPLUS

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is ^{3,4}_____.

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. \$ 633,000
- b. Labor b. \$ 400,000

Site Work

- c. Materials c. \$ 300,000
- d. Labor d. \$ 100,000
- e. Non-Manufacturing Equipment e. \$ _____
- f. Manufacturing Equipment f. \$ _____
- g. Equipment Furniture and Fixtures g. \$ 25,000
- h. Land and/or Building Purchase h. \$ 500,000
- i. Soft Costs (Legal, Architect, Engineering) i. \$ 42,000
- Other (specify) j. _____ j. \$ _____
- k. _____ k. \$ _____
- l. _____ l. \$ _____
- m. _____ m. \$ _____

Total Project Costs (must equal Total Sources) \$ 2,000,000

B. Sources of Funds for Project Costs:

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

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

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

- e. Equity e. \$ 500,000

TOTAL SOURCES (must equal Total Project Costs) \$ 2,000,000

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

Yes No

If yes, please specify bank, underwriter, etc.

Canandaigua National 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 Kaplan Schmidt Electric, Inc.

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

Estimated Costs Eligible for Sales Tax Exemption Benefit

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

Total Project Costs \$ 0.00

A. IDA PILOT Benefits:

Current Assessment	\$87,800
Value of New Construction & Renovation Costs	\$933,000
Estimated New Assessed Value Subject to IDA	\$1,020,800
Current Taxes	\$1,726
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	6.14000
Local Tax Rate* Tax Rate/\$1,000	0.99000
School Tax Rate /\$1,000	12.53000
Total Tax Rate	19.66000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$76,640
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$11,250
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D. Industrial Revenue Bond Benefit

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

Total Value of Incentives:	\$174,993
Project Construction Costs:	\$2,000,000
	8.75%

PILOT Schedule

PILOT Year	% Abatement	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT Amount	Full Tax Payment w/o PILOT***	Net Exemption**
	Total	\$35,524	\$5,728	\$72,494	\$113,746	\$200,848	\$87,103
1	90%	\$573	\$92	\$1,169	\$1,834	\$18,343	\$16,509
2	80%	\$1,169	\$188	\$2,385	\$3,742	\$18,710	\$14,968
3	70%	\$1,788	\$288	\$3,649	\$5,725	\$19,084	\$13,359
4	60%	\$2,432	\$392	\$4,962	\$7,786	\$19,466	\$11,679
5	50%	\$3,100	\$500	\$6,327	\$9,927	\$19,855	\$9,927
6	40%	\$3,795	\$612	\$7,744	\$12,151	\$20,252	\$8,101
7	30%	\$4,516	\$728	\$9,216	\$14,460	\$20,657	\$6,197
8	20%	\$5,264	\$849	\$10,743	\$16,856	\$21,070	\$4,214
9	10%	\$6,041	\$974	\$12,328	\$19,342	\$21,491	\$2,149
10	0%	\$6,846	\$1,104	\$13,971	\$21,921	\$21,921	\$0

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: Kaplan Schmidt Electric, 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)	35	35	4	4
Part Time (PTE)	0	0	0	0
Total	35	35	4	4

** 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 Kaplan Schmidt Electric, 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.

Lang and Sons Properties LLC

(APPLICANT COMPANY)

Jeff Lang

President 1/22/26

Signature, Title Date

Kaplan Schmidt Electric, Inc.

(TENANT COMPANY)

Jeff Lang

President 1/22/26

Signature, Title Date

X. CERTIFICATION

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

- A. The information contained in this Application, including employment information, is true and correct. The Applicant is aware that any material misrepresentation made in this Application constitutes an act of fraud, resulting in revocation of COMIDA benefits.
- B. The undersigned, on behalf of the Applicant, hereby certifies that the Applicant, and all parties which have ownership of the Applicant are current and will remain current on all real property, federal, state, sales, income and withholding taxes throughout the term of any agreements made in connection with this Application.
- C. Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described: _____
- D. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- E. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- F. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- G. Recapture: Should the Applicant not expend as projected or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- H. Pay Equity: The Applicant and/or user/tenant officer certifies on behalf of the company and/or user/tenant (the Applicant) has not been the subject of an adverse finding under the equal pay laws within the previous five years, has disclosed any pending equal pay claims against the company at time of application, and shall disclose to COMIDA any pending claims or adverse findings under the equal pay laws during the term of COMIDA financial assistance agreement.
- I. Applicant hereby releases the COMIDA ("Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, this Application, regardless of whether or not this Application or the Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, renovation and/or equipping of the Project described herein; and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

APPLICANT COMPANY

Lang and Sons Properties LLC

Jeff Lang President 1/22/26
 Signature , Title Date

TENANT COMPANY

Kaplan Schmidt Electric, Inc.

Jeff Lang President 1/22/26
 Signature , Title Date



Short Environmental Assessment Form

Part 1 - Project Information

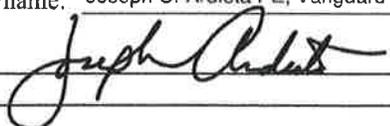
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 240 Lucius Gordon Drive Site Plan			
Project Location (describe, and attach a location map): 240 Lucius Gordon Drive (43.068403, -77.686082)			
Brief Description of Proposed Action: The construction of a 16,735-sf office/ warehouse on the 3.98-acre parcel along with associated appurtenances.			
Name of Applicant or Sponsor: Jeff Lang / Lang and Son's Properties LLC		Telephone: (585) 328-0130 x31 E-Mail: jlang@kaplanschmidt.com	
Address: 1759 Middle Road			
City/PO: Rush		State: New York	Zip Code: 14543
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC, Monroe County Water Authority and Pure Waters			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.98 acres b. Total acreage to be physically disturbed? _____ 1.60 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.29 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project will include stormwater management to mitigate off-site runoff to pre-development levels. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Stormwater management to include bioretention facility which temporarily detains runoff. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joseph C. Ardieta PE, Vanguard Engineering PC, agent</u> Date: <u>12/17/2025</u> Signature: <u></u> Title: <u>President</u>		

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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Korea, Esri Thailand, NGCC, etc.; OpenStreetMap contributors and the GIS User Community

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No



STEPHEN L. SCHULTZ
Supervisor

CRAIG C. ECKERT
Deputy Town Supervisor

ROBERT BARLEY, JR.
MICHAEL J. STAFFORD
MILLIE C. SEFRANEK
KRISTINA J. OWENS
Council Members

TOWN OF HENRIETTA

County of Monroe • State of New York
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
(585) 334-7700 • www.henriettany.gov

Sent Via Email

January 21, 2026

Joe Ardieta, P.E.
Vanguard Engineering
133 S. Fitzhugh Street
Rochester, NY 14608

Re: **Application No. 25-009 Lang & Sons Properties, LLC – Office Building** – For final site plan approval of a proposed 16,735 S.F. office/warehouse facility on 3.98 acres located on Lucius Gordon Drive in an Industrial Zoned District. Tax Account No. 174.02-1-37.122. (Property pending administrative subdivision that will create a new address and Tax Account No.)

Dear Mr. Ardieta:

At a regular scheduled Planning Board Meeting held on January 20, 2026, the Henrietta Planning Board approved the final site plan for the proposed Lang & Sons Properties, LLC – Office Building. This approval shall be subject to compliance with the enclosed resolution and any comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering & Planning.

Should you have any questions, please contact me at (585) 359-7040 during normal business hours.

Respectfully,

A handwritten signature in black ink, appearing to read "Heather Voss".

Heather Voss
Deputy Town Clerk
Town of Henrietta

xc: Planning Board / Town Board / Engineering Department / Building Department / File

Resolution for Approval of Application No. 25-009 by “Lang & Son’s Properties, LLC” for Office Building Development

WHEREAS, Lang & Son’s Properties, LLC (the “Applicant”) has submitted an application to the Town of Henrietta requesting site plan and re-subdivision approval (the “Application”) for an office/warehouse facility (the “Development”) all at property located at or about 240 Lucius Gordon Drive (the “Property”), with the location and said Application more fully detailed in application materials on file with the Town, inclusive of the proposed site plan map set drawn by Vanguard Engineering, PC, generally titled/referred to “240 Lucius Gordon Drive Office Building,” and last dated on or about December 1, 2025 (the “Plans”).

NOW, THEREFORE, BE IT, RESOLVED, that, based upon the Henrietta Planning Board’s careful consideration and hard look at all potential environmental impacts of the Application, including all documentary, testimonial, and other evidence presented to the Town, inclusive of information presented and discussed during the Board’s meeting, together with any input from Town staff, and any applicable advisory boards and agencies, the Board concludes none rise to the level of potentially significant adverse environmental impacts, all as additionally specified in the record and the SEQR EAF, and, thus, consistent therewith the Board hereby approves the EAF and issues a negative declaration with regard to the Application; and, be it further

RESOLVED, that, in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Planning Board meeting(s), as addressed herein, as addressed pursuant to SEQR, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Planning Board hereby waives formal subdivision review procedures for re-subdivision given as it comprises the alteration of lot lines and authorizes the re-subdivision subject to review and acceptance by the Dir. of Engineering and Planning, and further the Planning Board hereby approves the Application, issuing site plan approval, all as detailed in the Application and the Plans, and all subject to satisfaction of the following conditions:

1. Address all outstanding comments issued by the Town of Henrietta, including but not limited to:
 - a. Comments of the Town Dir. of Engineering & Planning to his satisfaction, including those dated January 15, 2026;
 - b. Comments of the Town Dir. of Building and Fire Prevention to his satisfaction, including those dated January 12, 2026;
 - c. Comments of the Town Fire Marshal to his satisfaction, including those dated Jan. 13, 2026; and
 - d. Comments of the Town Landscape Architect (Stantec) to the satisfaction of the Town Dir. of Engineering & Planning, including those dated Jan. 12, 2026.
2. Compliance with the Town Code at Section 295-60[C], including but not limited to the provision of improvements/security in compliance therewith as required by Town Law Section 274-a.
3. Provide all necessary easements, all to the satisfaction of the Town Dir. of Engineering & Planning, also including but not limited to a cross-access/driveway/parking easement for the apparent shared entrance.
4. Any existing easements which would be impermissibly encroached upon by the Development shall be relocated and/or abandoned including but not limited to in a manner to ensure proper provision of all utilities and services the subject thereof, all to the satisfaction of the Dir. of Engineering and Planning.
5. Re-subdivision necessary to establish the lots consistent with this Application shall be completed prior to final signature(s) on the approved site plan(s), consistent with the Application materials, all to the satisfaction of the Town Dir. of Engineering and Planning.

6. Utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
7. Obtain any necessary permits and approvals required from other governmental agencies and address relevant outstanding comments of the same, all to the satisfaction of the Town Dir. of Engineering & Planning.

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date February 17, 2026
 Project Title Lang and Son's Properties LLC
 Project Location 240 Lucious Gordon Drive



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

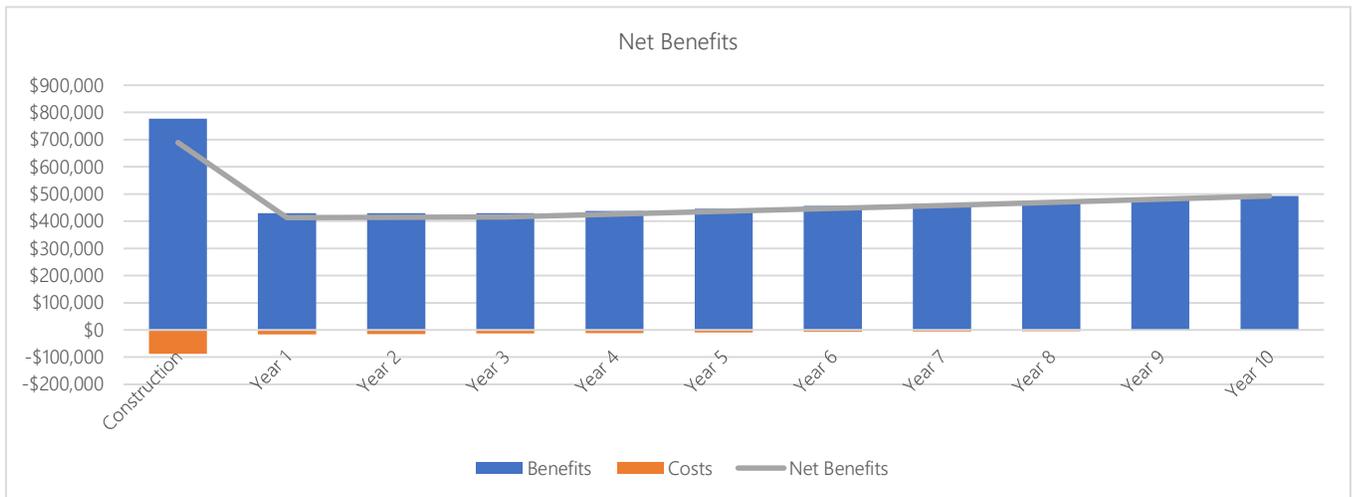
Project Total Investment

\$2,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	10	2	12
Earnings	\$616,604	\$116,995	\$733,600
Local Spend	\$1,600,000	\$398,270	\$1,998,270

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	4	1	5
Earnings	\$3,598,209	\$689,816	\$4,288,026

Figure 1



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

Figure 2

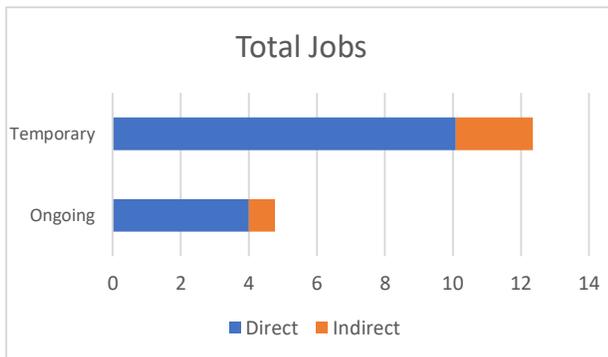


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$87,103	\$80,924
Sales Tax Exemption	\$76,640	\$76,640
Local Sales Tax Exemption	\$38,320	\$38,320
State Sales Tax Exemption	\$38,320	\$38,320
Mortgage Recording Tax Exemption	\$11,250	\$11,250
Local Mortgage Recording Tax Exemption	\$3,750	\$3,750
State Mortgage Recording Tax Exemption	\$7,500	\$7,500
Total Costs	\$174,993	\$168,814

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$5,170,522	\$4,705,710
To Private Individuals	\$5,021,625	\$4,574,779
Temporary Payroll	\$733,600	\$733,600
Ongoing Payroll	\$4,288,026	\$3,841,179
Other Payments to Private Individuals	\$0	\$0
To the Public	\$148,897	\$130,931
Increase in Property Tax Revenue	\$113,746	\$98,907
Temporary Jobs - Sales Tax Revenue	\$5,135	\$5,135
Ongoing Jobs - Sales Tax Revenue	\$30,016	\$26,888
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$261,125	\$237,889
To the Public	\$261,125	\$237,889
Temporary Income Tax Revenue	\$33,012	\$33,012
Ongoing Income Tax Revenue	\$192,961	\$172,853
Temporary Jobs - Sales Tax Revenue	\$5,135	\$5,135
Ongoing Jobs - Sales Tax Revenue	\$30,016	\$26,888
Total Benefits to State & Region	\$5,431,647	\$4,943,598

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$4,705,710	\$122,994	38:1
State	\$237,889	\$45,820	5:1
Grand Total	\$4,943,598	\$168,814	29:1

*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