



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR ASSISTANCE

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

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

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

I. APPLICANT

A. Applicant Information

Name: Pier Marsh Properties, LLC
Address: 2024 W Henrietta Road, Suite 3G
City/State/Zip: Rochester, NY 14623
Tax Id No.: [REDACTED]
Contact Name: John D. Marchioni
Title: Sole Member
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

Name: Monique F. Marchioni, Esq.
Firm: Marchioni & Associates LLC
Address: 2024 W Henrietta Road, Suite 3G
City/State/Zip: Rochester, NY 14623
Telephone: [REDACTED]
Email: [REDACTED]

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

Name	%	Corporate Title
<u>John D Marchioni</u>	<u>100</u>	<u>Sole Member</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<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: 1615 Jefferson Road

Tax Map Parcel Number: 162.08-1-17

City/Town/Village: Henrietta

School District: Rush Henrietta

Zip: 14623

Current Legal Owner of Property:

Pier Marsh Properties, LLC

B. Benefits Requested (Check all that apply)

☒ Sales Tax Exemption

☐ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement

☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

☐ New Construction

☐ Existing Facility

☐ Acquisition

☐ Expansion

☒ Renovation/Modernization

☐ Acquisition of machinery/equipment

☐ Other (specify) _____

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

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

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

Company Name: Marchioni & Associates LLC

Address: 2024 W. Henrietta Road, Suite 3G

City/State/Zip: Rochester, NY 14623

Tax ID No: 20-2696645

Contact Name: John D. Marchioni

Title: Member

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 95%

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>John D Marchioni</u>	<u>100</u>	<u>Sole Member</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: 12/29/2025

Proposed Commencement Date of Construction: 10/01/2026

Anticipated Completion Date: 6/1/2027

G. Contractor(s)

G4 Construction Services LLC

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City/Town/Village: Henrietta

School District: Rush Henrietta

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☒ 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: M&A Title Agency LLC

Address: 2024 W. Henrietta Road, Suite 3G

City/State/Zip: Rochester, NY 14623

Tax ID No: 47-2051579

Contact Name: John D. Marchioni

Title: Member

Telephone: [REDACTED]

Email: [REDACTED]

% of facility to be occupied by user/tenant 5%

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

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

Name	%	Corporate Title
John D Marchioni	100	Sole Member
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: 12/29/2025

Proposed Commencement Date of Construction: 10/01/2026

Anticipated Completion Date: 6/01/2027

G. Contractor(s)

G4 Construction Services LLC

II.PROJECT (cont'd)

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

NAICS Code: **541110**

Pier Marsh Properties, LLC is the real estate holding company for Marchioni & Associates LLC and M&A Title Agency LLC who will be occupying the subject property.

Marchioni & Associates was formed in 2005 with a staff of five, and together with M&A Title Agency has since grown to a combined staff of 35 employees. Marchioni & Associates is a law firm primarily focused on residential and commercial real estate transactions in upstate New York, as well as estate planning and business formation services. We represent investors, buyers, sellers and lenders in their real estate transactions. M&A Title Agency is our in-house title company that we use to examine title, clear exceptions and issue policies to assist clients of Marchioni & Associates in insuring their real estate transactions. Currently, we have two office locations: one in the Town of Brighton and the other in the Town of Pittsford. We have intentions of expanding our firm but have reached our maximum space accommodations in both office locations.

To foster our need for growth and more space, Pier Marsh Properties purchased 1615 Jefferson Road at the end of 2025. It provides us with over 7,500 square feet of office space to combine our existing two offices into one, a corner lot in a high visibility area, and more than an acre of land to maximize our need for parking. We are working with Passero Associates and G4 Construction Services to transform the space (which was previously operated as a spa by the prior owner) into our future firm headquarters. In July, we received conditional approval of our site plan from the Town of Henrietta's Planning Board, and in the beginning of September, we are going before the Zoning Board of Appeals for a variance to obtain additional parking spaces to maximize our need for parking to support our continued growth. Our design plans include a complete renovation of the first floor of the building to maximize offices, conference rooms and a reception area for a growing staff. Our plans also include exterior modifications including modernizing the exterior brick of the building, replacing the roof, parking lot redesign and the addition of a canopy/vestibule at the north end of the building to make a more visible and prominent front entrance.

We are very excited about this new project and the growth that it will promote in our firm and community.

II. PROJECT (cont'd)

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

Please explain why financial assistance is necessary.

COMIDA support is critical to the success of this project. We are a small boutique law firm that will be operating two office locations during the course of this project while also incurring substantial overhead and construction costs to renovate our new location into our future headquarters. Without assistance, the project renovation could not occur at the same scope to allow us to foster greater growth.

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

☒ Yes ☐ No

Location:

1159 Pittsford Victor Road, Suite 100, Pittsford, NY 14534

2024 W. Henrietta Road, Suite 3G, 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:

COMIDA's support will allow us to condense locations and move

to a single centrally and conveniently located headquarters that

will provide room for continued growth.

- 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 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.

☐ **Housing**

☐ **Local Tax Jurisdiction Sponsored PILOT**

☐ **NO PROPERTY TAX ABATEMENT IS SOUGHT FOR THIS PROJECT**

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 1,100,000
b. Labor b. \$ 750,000

Site Work

- c. Materials c. \$ 75,000
d. Labor d. \$ 75,000
e. Non-Manufacturing Equipment e. \$ _____
f. Manufacturing Equipment f. \$ _____
g. Equipment Furniture and Fixtures g. \$ 250,000
h. Land and/or Building Purchase h. \$ _____
i. Soft Costs (Legal, Architect, Engineering) i. \$ 150,000
Other (specify) j. _____ j. \$ _____
k. _____ k. \$ _____
l. _____ l. \$ _____
m. _____ m. \$ _____

Total Project Costs \$ 2,150,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

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

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

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

- e. Equity e. \$ 2,150,000

TOTAL SOURCES \$ 2,150,000
(must equal Total Project Costs)

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

☐ Yes ☒ No

If yes, please specify bank, underwriter, etc.

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
Pier Marsh Properties, LLC**

A. IDA PILOT Benefits:

Current Assessment	\$1,190,000
Value of New Construction & Renovation Costs	\$1,175,000
Estimated New Assessed Value Subject to IDA	\$2,365,000
Current Taxes	\$22,182
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	5.36000
Local Tax Rate* Tax Rate/\$1,000	0.75000
School Tax Rate /\$1,000	12.53000
Total Tax Rate	18.64000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$114,000
Estimated duration of ST exemption:	12/31/2027

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$0
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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:	\$218,004
Project Construction Costs:	\$2,150,000
	10.14%

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	\$39,055	\$5,465	\$91,297	\$135,817	\$239,821	\$104,004
1	90%	\$630	\$88	\$1,472	\$2,190	\$21,902	\$19,712
2	80%	\$1,285	\$180	\$3,003	\$4,468	\$22,340	\$17,872
3	70%	\$1,966	\$275	\$4,595	\$6,836	\$22,787	\$15,951
4	60%	\$2,673	\$374	\$6,250	\$9,297	\$23,243	\$13,946
5	50%	\$3,409	\$477	\$7,968	\$11,854	\$23,707	\$11,854
6	40%	\$4,172	\$584	\$9,753	\$14,509	\$24,182	\$9,673
7	30%	\$4,965	\$695	\$11,606	\$17,266	\$24,665	\$7,400
8	20%	\$5,788	\$810	\$13,529	\$20,127	\$25,159	\$5,032
9	10%	\$6,641	\$929	\$15,525	\$23,096	\$25,662	\$2,566
10	0%	\$7,527	\$1,053	\$17,595	\$26,175	\$26,175	\$0
-	40%	-	-	-	-	-	-
-	40%	-	-	-	-	-	-
-	30%	-	-	-	-	-	-
-	30%	-	-	-	-	-	-
-	20%	-	-	-	-	-	-
-	20%	-	-	-	-	-	-
-	10%	-	-	-	-	-	-

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: **Marchioni & Associates LLC**

Applicant: ☐ or User/Tenant: ☒

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	28	28	4	4
Part Time (PTE)	3	3	0	0
Total	29.5	29.5	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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VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: M&A Title Agency LLC

Applicant: ☐ or User/Tenant: ☒

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

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	4	4	1	1
Part Time (PTE)	0	0	0	0
Total	4	4	1	1

** 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 Pier Marsh Properties, LLC

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

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

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

JDM

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.**

JDM

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.

JDM

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.

JDM

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.

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 Marchioni & Associates LLC and M&A Title Agency LLC

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

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JDM

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.

JDM

Exemption Process

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

- Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (a copy of the equipment warranty confirming the use of specific installers must be provided). The granting of an exemption for the use of non-local labor on warranty related grounds is expressly conditioned on either (i) said non-local sub-contractors being enrolled in a New York State certified apprenticeship program (proof of such enrollment shall be provided to the IDA upon request) or (ii) the hiring of an apprentice/apprentices or local construction laborer(s) to assist in the installation.
- Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work (proof of communication with local contractors, or details of the specialized construction must be provided);
- Significant cost differentials in bids whereby use of local labor significantly increases the cost of the project. Three (3) bids are required and a cost differential of 25% is deemed significant. Where there is a significant cost differential, that if the local labor contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 25% or more, a waiver will be granted (copies of all bids/proposals received, including pricing, must be provided to confirm cost differential).
- No local labor available for the project (if local bids were solicited with no response, please provide a copy of the bid, explain how it was advertised, and list who the bids were requested from).

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

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

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

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

Pier Marsh Properties, LLC

(APPLICANT COMPANY)


Signature, Member, Title, Date 8/21/26

Marchioni & Associates LLC

(TENANT COMPANY)


Signature, Member, Title, Date 8/21/26

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.

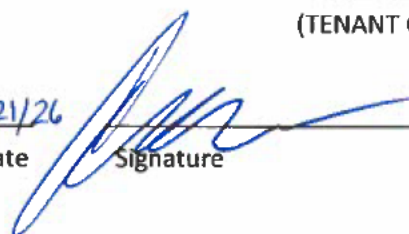
*If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA fee and Legal fees are payable at that time. This amount will be applied towards the IDA fee and Legal fee.

Pier Marsh Properties, LLC

Marchioni & Associates LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

	Member	8/21/26		Member	8/21/26
Signature	, Title	Date	Signature	, Title	Date

X. CERTIFICATION

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

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

APPLICANT COMPANY

Pier Marsh Properties, LLC

 **Member** 8/21/26
Signature, Title, Date

TENANT COMPANY

Marchioni & Associates LLC

 **Member** 8/21/26
Signature, Title, Date

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator

Date September 15th, 2026
Project Title Pier Marsh Properties, LLC
Project Location 1615 Jefferson Road Henrietta, NY 14623

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$2,150,000

Temporary (Construction)

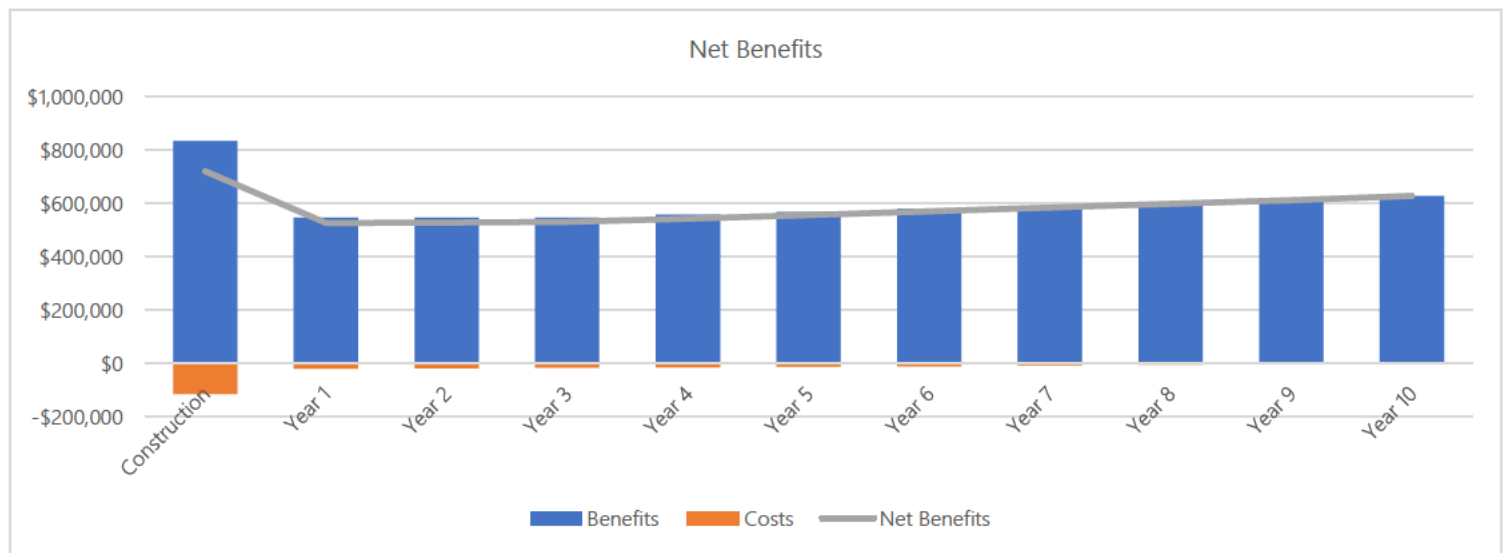
	Direct	Indirect	Total
Jobs	11	2	13
Earnings	\$662,850	\$125,770	\$788,620
Local Spend	\$1,720,000	\$428,141	\$2,148,141

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	5	2	7
Earnings	\$4,233,188	\$1,231,263	\$5,464,451

Figure 1



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

Figure 2

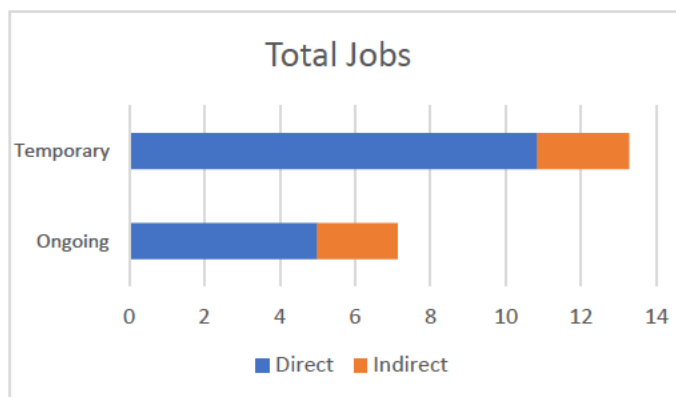
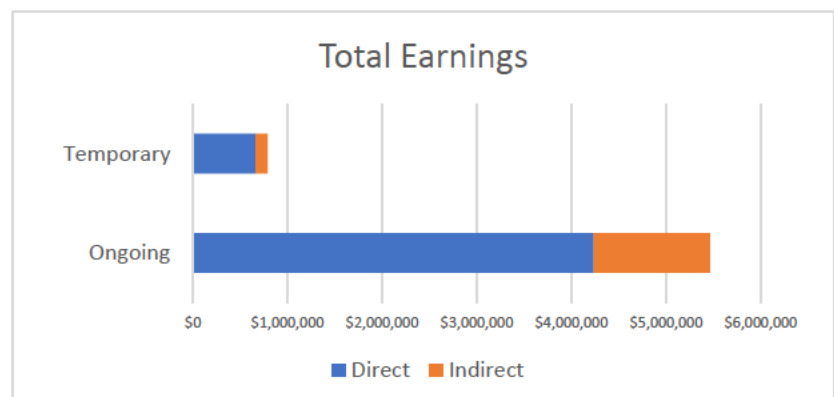


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$104,004	\$96,626
Sales Tax Exemption	\$114,000	\$114,000
Local Sales Tax Exemption	\$57,000	\$57,000
State Sales Tax Exemption	\$57,000	\$57,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$218,004	\$210,626

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$6,432,659	\$5,841,516
To Private Individuals	\$6,253,070	\$5,683,631
Temporary Payroll	\$788,620	\$788,620
Ongoing Payroll	\$5,464,451	\$4,895,012
Other Payments to Private Individuals	\$0	\$0
To the Public	\$179,588	\$157,884
Increase in Property Tax Revenue	\$135,817	\$118,099
Temporary Jobs - Sales Tax Revenue	\$5,520	\$5,520
Ongoing Jobs - Sales Tax Revenue	\$38,251	\$34,265
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$325,160	\$295,549
To the Public	\$325,160	\$295,549
Temporary Income Tax Revenue	\$35,488	\$35,488
Ongoing Income Tax Revenue	\$245,900	\$220,276
Temporary Jobs - Sales Tax Revenue	\$5,520	\$5,520
Ongoing Jobs - Sales Tax Revenue	\$38,251	\$34,265
Total Benefits to State & Region	\$6,757,818	\$6,137,065

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$5,841,516	\$153,626	38:1
State	\$295,549	\$57,000	5:1
Grand Total	\$6,137,065	\$210,626	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



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

STEPHEN L. SCHULTZ
Supervisor

CRAIG C. ECKERT
Deputy Town Supervisor

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

Sent Via Email

July 23, 2026

Cole Overhoff
Passero Associates
242 W. Main Street, Suite 100
Rochester, NY 14614

Re: **Application No. 26-005: Marchioni & Associates Office Project** – For final site plan approval for the renovation of the existing facility into a +/- 8,500 S.F. law office building on +/-1.48 acres located at 1615 Jefferson Road in a Commercial B-2 Zoned District. Tax Account No. 162.08-1-17.

Dear Mr. Overhoff:

At a regular scheduled Planning Board Meeting held on July 21, 2026, the Henrietta Planning Board approved the final site plan for the proposed Marchioni & Associates Office Project at 1615 Jefferson Road. 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,

Heather Voss
Deputy Town Clerk
Town of Henrietta

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

Resolution for Approval of Site Plan Application No. 26-005 by Marchioni & Associates for Law Office

WHEREAS, Passero Associates, on behalf of Marchioni & Associates, LLC (the "Applicant") has submitted an application to the Town of Henrietta requesting site plan approval (the "Application") for the renovation of an existing site into a law office (the "Development") all at property located at or about 1615 Jefferson Rd. (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 Passero Associates, generally titled/referred to "1615 Jefferson Road Site Development Plan"," and last dated on or about June 2026 (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 the transitional buffer to the east property line shall be reduced to six feet, conditioned upon the installation and maintenance of a six-foot high solid fence beginning at the northeast corner of the parking space on the east property line closest to Jefferson Road, and extending south therefrom along the area between the property line and the edge of pavement of the parking spaces to the north east, terminating at minimum at the southern end of the fourth parking spot of the northeast parking space cluster, all given that such transitional buffer is consistent with the character of the existing paved area to the east and south of the property, and given that the addition of the fence will act to create additional visual buffering preserving visual compatibility; 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 approves the Application, issuing final 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 July 1, 2026; and
 - b. Comments of the Town Dir. of Building and Fire Prevention to his satisfaction, including those dated July 15, 2026; and
 - c. Comments of the Town of Henrietta Landscaping Consultant (Stantec), including those dated July 13, 2026, to the satisfaction of the Dir. of Engineering & Planning.
 - d. Comments of the Town Fire Marshal to his satisfaction, including those dated June 30, 2026; and
2. As it relates to the proposed land banked parking in the landscaped mall area – a variance shall be required to construct the same. A note shall be added to the Map indicating the same.
3. As it relates to the parking areas to the east and south of the site along the residentially-zoned boundaries: The parking areas there shall be permitted only to the extent they remain within the existing bounds of the pre-existing parking area there already in existence - the parking area shall not further encroach upon the setbacks to the east and south, except as expressly permitted herein relative to the six parking spaces to the northeast. The Plans shall be revised accordingly.
4. 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.

5. Provide all necessary easements, including but not limited to for public improvements/utilities, etc., all to the satisfaction of the Town Dir. of Engineering & Planning.
6. Utility districting required shall be completed to the satisfaction of the Town Board or designee.
7. Obtain 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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

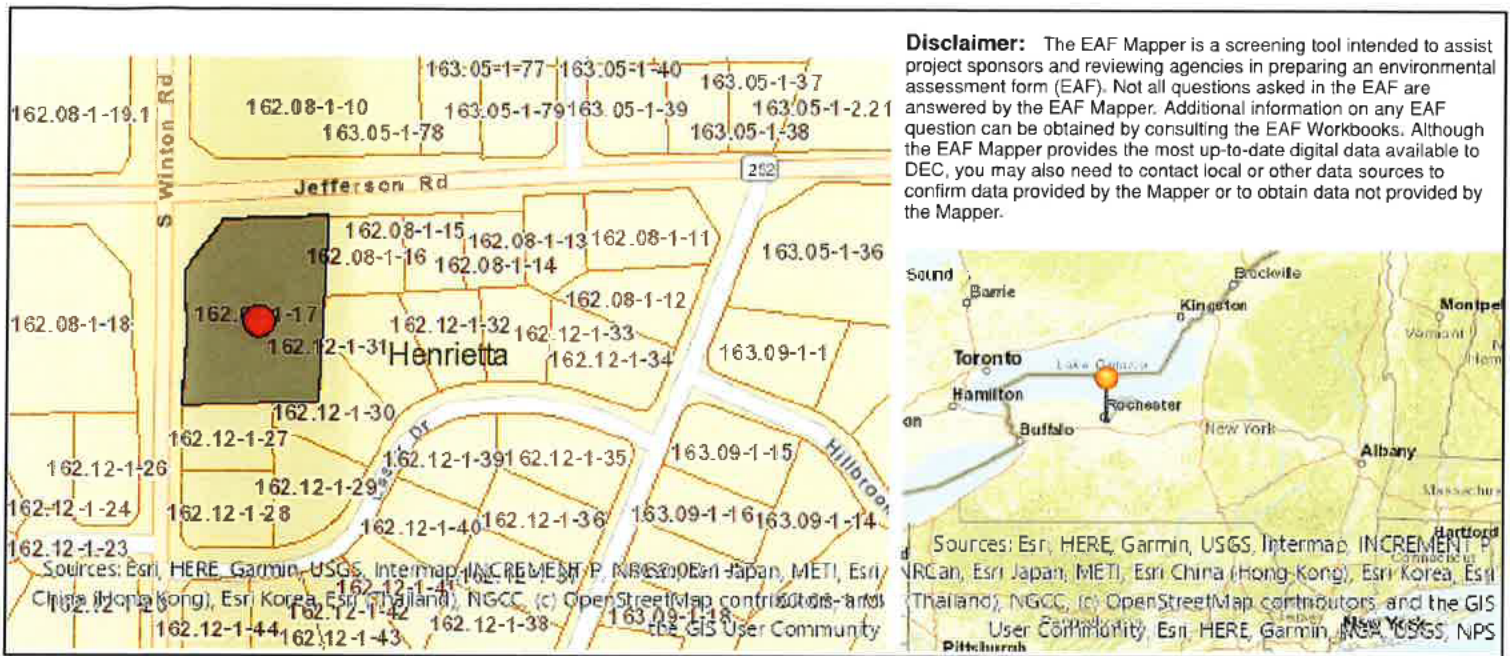
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

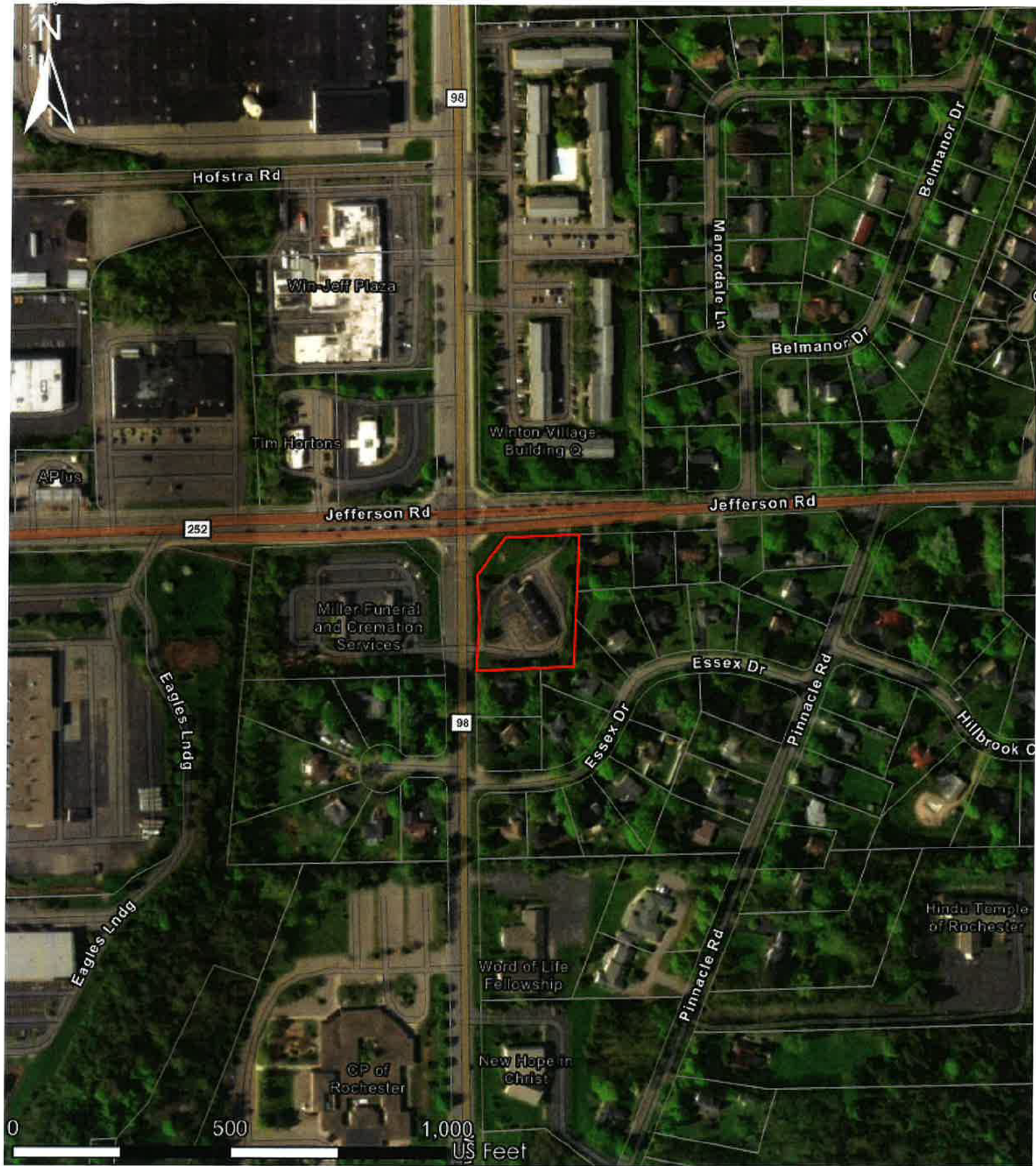
Part 1 – Project and Sponsor Information			
Name of Action or Project: 1615 Jefferson Road Renovation			
Project Location (describe, and attach a location map): 1615 Jefferson Road, Henrietta, Monroe County, NY 14623 Tax ID: 162.08-1-17			
Brief Description of Proposed Action: The proposed project consists of the renovation of the existing Luxe Spa, located at 1615 Jefferson Road, into an approximately 8,500-square-foot law office building containing conference rooms, private offices, breakout and cubicle spaces, and associated support areas. Proposed site improvements include expansion of the existing 50-space parking lot to a total of 68 parking spaces (plus 7 land banked spaces), a new circulation loop, building renovations at the northern entrance, and landscaping improvements.			
Name of Applicant or Sponsor: Trevor Haut, PE, Passero Associates		Telephone: 585-514-9491 E-Mail: thaut@passero.com	
Address: 242 W Main Street, Suite 100			
City/PO: Rochester		State: NY	Zip Code: 14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Henrietta Planning Board - Site Plan Approval Town of Henrietta Zoning Board of Appeals - Variances		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		1.48 acres	
b. Total acreage to be physically disturbed?		1.48 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.48 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Allen Creek is located approximately 400 ft from the proposed project site. No impacts to wetlands are anticipated. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Stormwater runoff from impervious surfaces (parking lots).		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
The remediation site is located approximately 1000 ft from the proposed project site. No impacts to the proposed project site are anticipated.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Trevor Haut, PE, Passero Associates</u> Date: <u>6/11/2026</u>		
Signature: <u></u> Title: <u>Project Manager</u>		



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]	Yes



Legend

- Project Location
- Parcels

Location Map

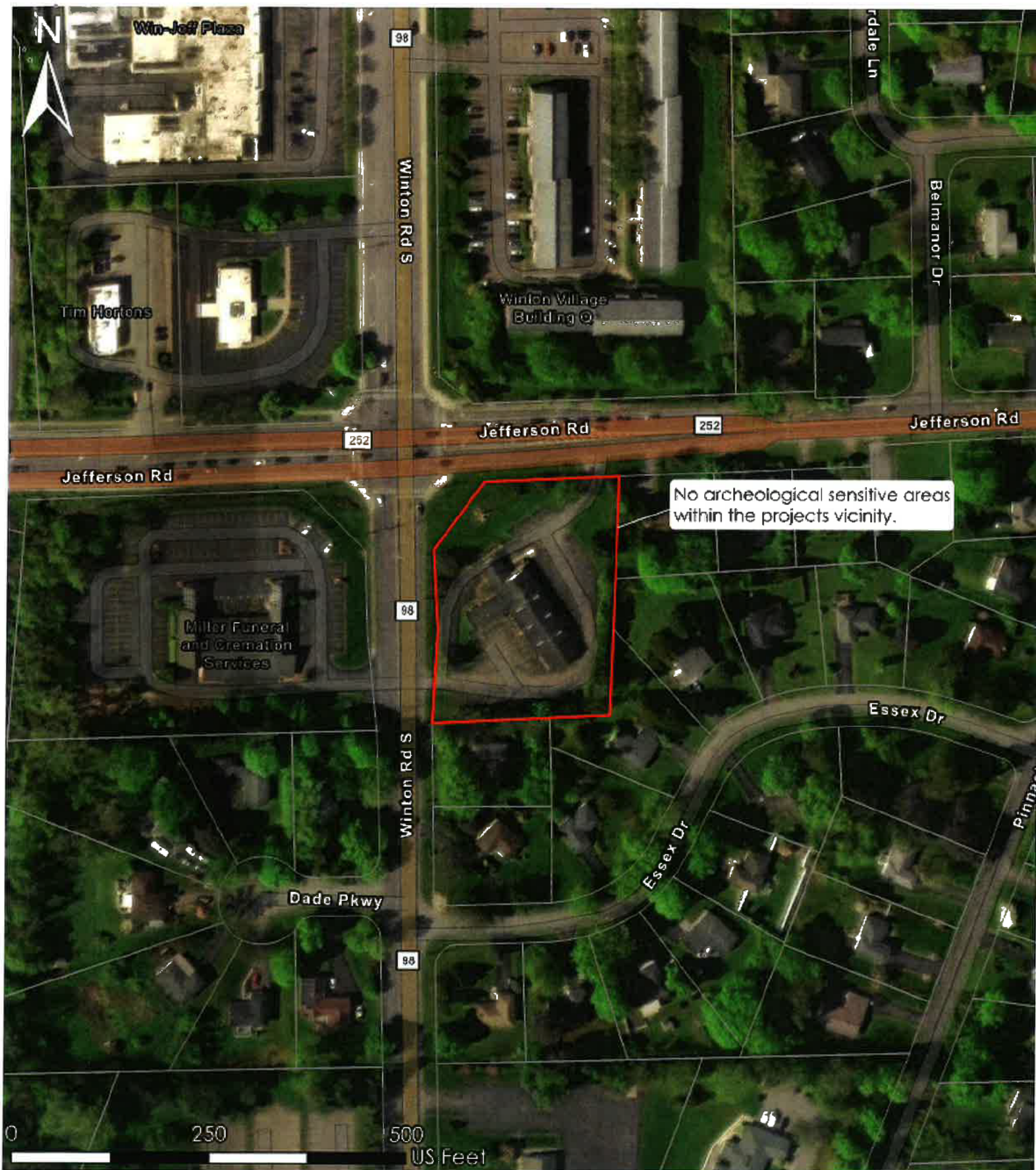
Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: Monroe County GIS

PASSERO
 architecture engineering

Service Credits:

Sources: Esri, TerraFirma, Garmin, FAO, NOAA, USGS, W OpenStreetMap contributors, and the GIS User Community, New York State, Vantier

Date: 5/8/2026



Legend

- Project Location
- Parcels
- National Register Building Listings
- Historic Building Districts
- Eligible
- Listed
- Historic Building Points
- Eligible
- Listed

Archeological Sensitive Areas

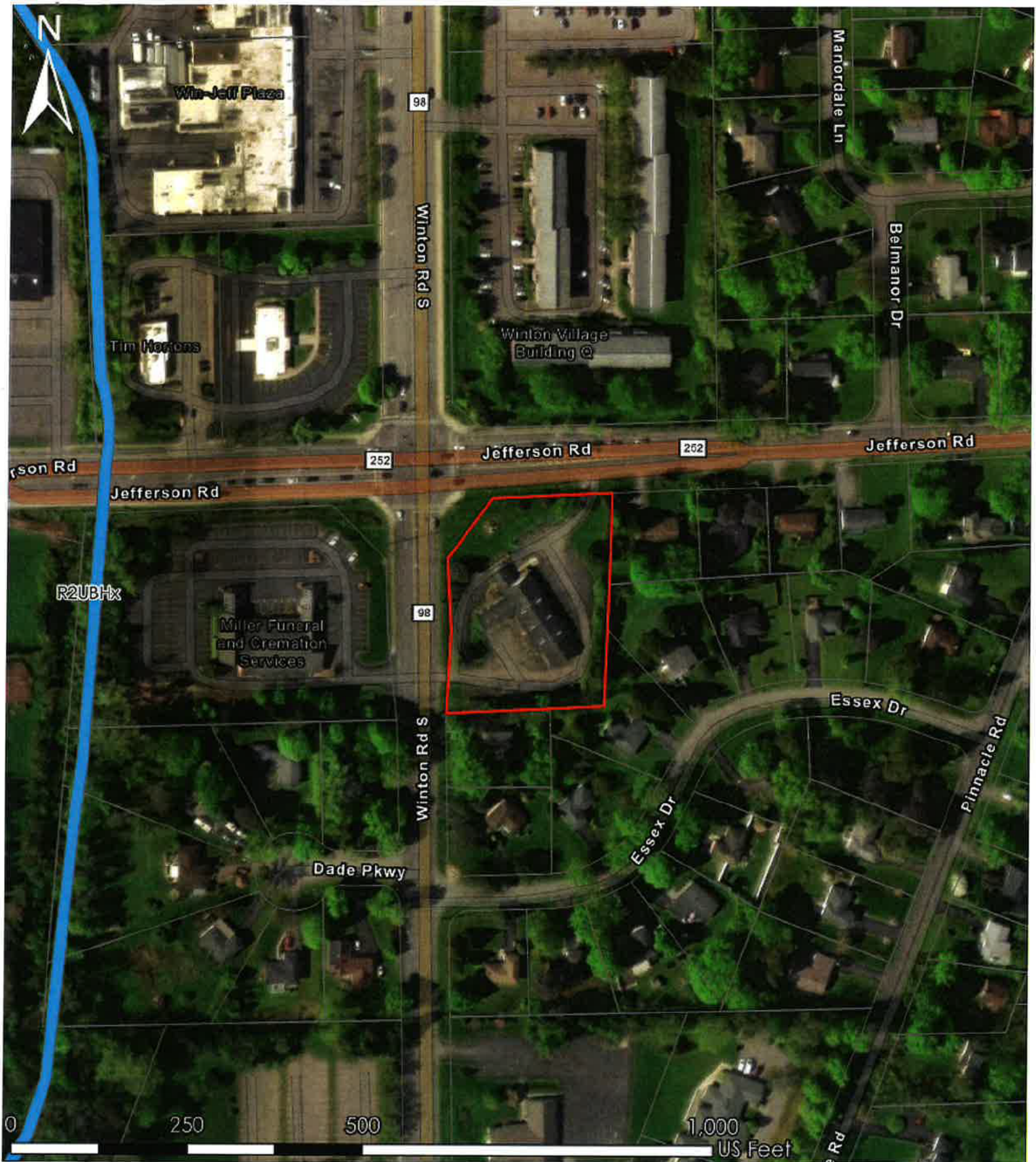
Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: Cultural Resource Information System

PASSERO
 architecture engineering

Service Credits:

Division for Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation. Sources: ERI, Terrestrial, Glavin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, New York State, Mantol

Date: 5/8/2026



Legend

- Project Location
- Parcels
- NWI Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- River/Canal

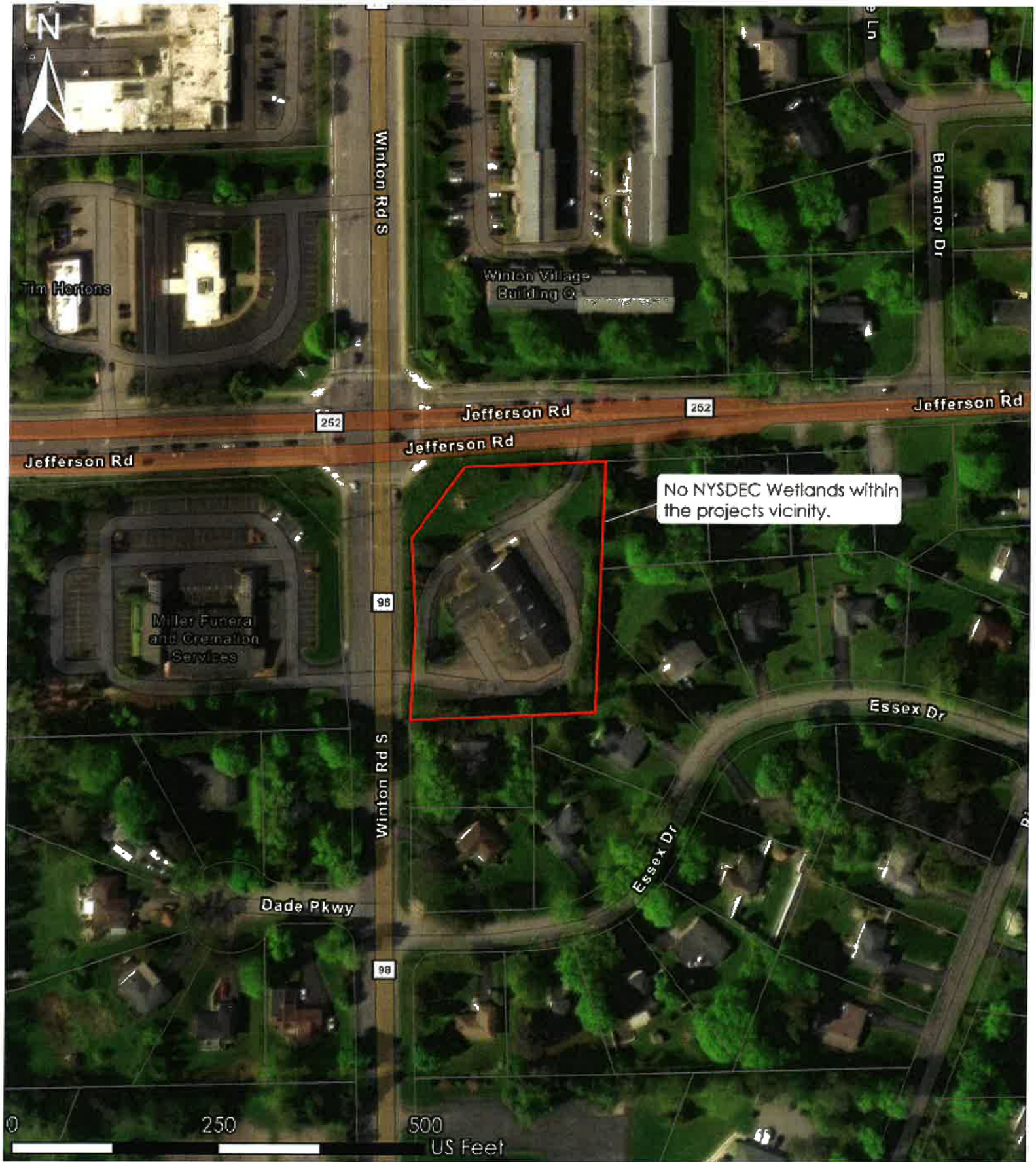
USFWS National Wetlands Inventory

Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: U.S. Fish and Wildlife Service

PASSERO
 architecture engineering
 Service Credits:

Source: Del. Bentley, Gannett, Inc., NOAA, USGS, B
 Operations/Map contributors, and the GIS User
 Community, New York State, Vantage

Date: 5/8/2026



Legend

- Project Location
- Parcels
- Informational Freshwater Wetland Mapping
- Previously Mapped Freshwater Wetlands
- 100ft Buffer

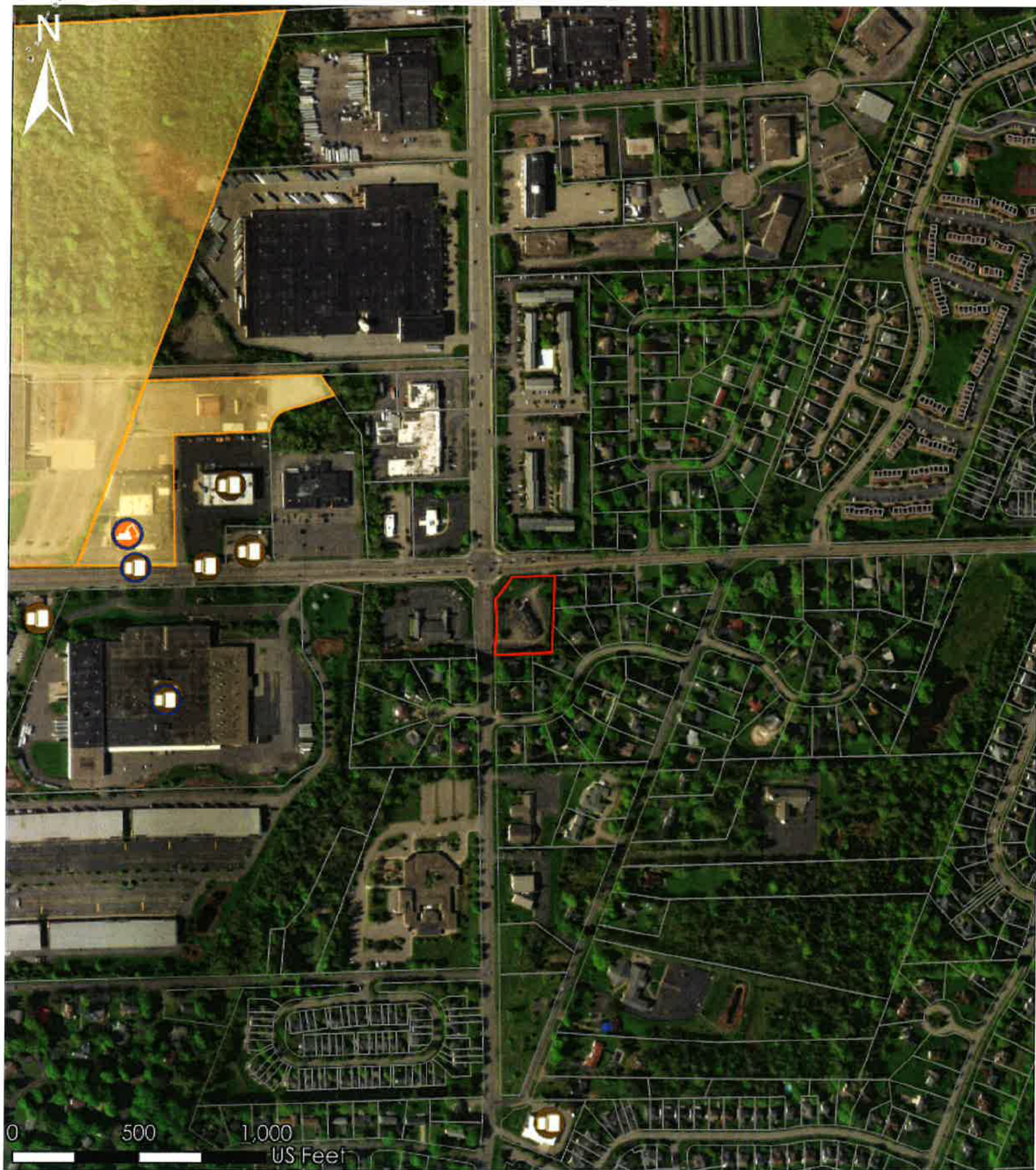
NYSDEC Wetlands

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York West
Municipality: Town of Henrietta
Source: NYDEC

PASSERO
architecture engineering
Service Credits:

New York State Department of Environmental Conservation, NYSDEC, Sources: Ext. Permits, Garmin, FAD, NOAA, USGS, B, OpenStreetMap contributors, and the GIS User Community, New York State, Microsoft, Vantor

Date: 5/8/2026



Legend

- | | |
|-------------------------------|--------------------------------|
| Project Location | Active Landfills |
| Parcel | Inactive Solid Waste Landfills |
| Remediation Parcels | Remediation Sites |
| Superfund | Active Sites |
| Hazardous Waste (TSCFs) | No-Action Sites |
| Regulated Transfer Facilities | Closed Sites |
| CSO Outfalls | |

Hazardous Waste Map

Maps created by: Passero Associates GIS, AV
 CRS: NAD83 State Plane New York West
 Municipality: Town of Henrietta
 Source: Environmental Resource Mapper

PASSERO
 architecture engineering

Service Credits:

1. The NYS DEC asks to be credited in derived products... U.S. EPA Office of Land and Emergency Management, The NYS DEC asks to be credited in derived products
 NYSDEC Division of Materials Management
 Bureau of Hazardous Waste and Radiation Management

Date: 5/8/2026

Project: 26-005

Date: July 2, 2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

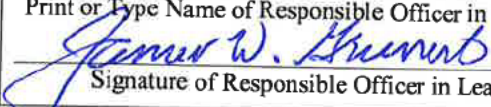
Project: 26-005

Date: July 2, 2026

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

For the support documentation for Part 2, see the attached "EAF Part 3 for Marchioni Associates Office Project at 1615 Jefferson Road" Town Board supplement dated July 2, 2026.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Henrietta Planning Board	
Name of Lead Agency	Date
James W. Grunert	07/21/2026
Print or Type Name of Responsible Officer in Lead Agency	Planning Board Chairman
Signature of Responsible Officer in Lead Agency	Title of Responsible Officer
	Christopher E. Martin
	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

EAF Part 3 for Marchioni Associates Office Project
1615 Jefferson Road
Tax Account No. 162.08-1-17

July 2, 2026

In addition to the narrative below, this EAF Part 2 hereby incorporates the following, which is made a part of this Part 3 reasoned elaboration;

- a. Planning Board Application 26-005 for at 1615 Jefferson Road, prepared by Passero Associates, dated June 17, 2026;
- b. Short Environmental Assessment Form, Part 1, prepared by Passero Associates, dated June 11, 2026;
- c. Site Plan for 1615 Jefferson Road, prepared by Passero Associates, dated June, 2026;
- d. Letter of Intent from Trevor D. Haut, PE of Passero Associates to the Town of Henrietta Planning Board dated June 16, 2026;
- e. Letter from Grace Sherburne, Planner 2 of the Monroe County Department of Planning & Development to the Town of Henrietta dated June 30, 2026;
- f. Interoffice Memorandum from RT Magin of the Town of Henrietta to the Planning Board dated June 30, 2026;
- g. Interoffice Memorandum from Christopher E. Martin, PE of the Town of Henrietta to the Planning Board dated July 1, 2026.

1. Material Conflict with Adopted Land Use Plan or Zoning

The property is zoned Commercial, B-2, and an office building is a permitted use in this district.

2. Change in Use or Intensity of the Use of Land

The proposed office is currently located within an existing building, so the building and minor site renovations are not expected to have a significant adverse impact.

3. Impairment of the Character or Quality of the Existing Community

There are currently existing commercial and office uses within the vicinity of 1615 Jefferson Road. As a result, the proposal to add an addition to the current self-storage facility is not expected to have a significant adverse impact.

4. Impact on Critical Environmental Areas

No impact; there are no CEA's located within or adjacent to the site.

5. Impact on Transportation

No impact; even though there may be a very slight increase in traffic caused by the proposed office building, this type of re-use of an existing building should create little or no increase in traffic during the peak trip time periods.

6. Impacts on Energy

No impact; the energy system in this area is more than adequate to handle the demands from this office building.

7. Impact on Existing Water Supplies and Wastewater Treatment Facilities

No impact; the water and sanitary sewer system in this area is more than adequate to handle the minor demands from the office building.

8. Impact on Historic and Archeological Resources

No impact; the existing building is not located within an archeo-sensitive area.

9. Impact on Natural Resources

No impact; there are no scenic or aesthetic resources in the vicinity of the site.

10. Impact on Erosion, Flooding or Drainage

Small impact. The proposed site work for the parking lot expansion addition has the potential to create turbidity and sediment in the adjacent storm sewer system if the proper erosion control devices are not implemented or maintained. The grading plan shall use a stabilized construction entrance, silt fence, and other erosion control devices to control site erosion. Also, site inspections will be performed until the site is stabilized to ensure that erosion is not leaving the site.

The site is not located within a floodplain so there should be no issue with flooding.

The existing storm sewer system will control the drainage on the site so there should be no impact on the adjacent drainage system.

11. Impact on Human Health

No impact.