



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: WDG2, LLC
Address: PO Box 177
City/State/Zip: Pittsford/NY/14534
Tax Id No.: 88-2386968
Contact Name: [REDACTED]
Title: Member
Telephone: [REDACTED]
E-Mail: [REDACTED]

B. Applicant's Legal Counsel

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

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

Name	%	Corporate Title
<u>Dennis Wilmot</u>	<u>50</u>	<u>Member</u>
<u>James Barbato</u>	<u>50</u>	<u>Member</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: 589-597 Pittsford-Victor Rd

Tax Map Parcel Number: 179 09-2-8, 179 09-2-9, 179 09-2-10, 179 09-2-11, 111

City/Town/Village: Pittsford

School District: Pittsford

Zip: 14534

Current Legal Owner of Property:

WDG2, LLC, WDG3, LLC, WDG5, LLC

B. Benefits Requested (Check all that apply)

☒ Sales Tax Exemption

☒ Mortgage Recording Tax Exemption

☒ Real Property Tax Abatement

☐ Industrial Revenue Bond Financing

C. Description of project (check all that apply)

☒ New Construction

☐ Existing Facility

☐ Acquisition

☐ Expansion

☐ Renovation/Modernization

☐ Acquisition of machinery/equipment

☐ Other (specify) _____

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

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

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

Company Name: _____

Address: _____

City/State/Zip: _____

Tax ID No: _____

Contact Name: _____

Title: _____

Telephone: _____

Email: _____

% of facility to be occupied by user/tenant _____

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

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

Name	%	Corporate Title
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

F. Project Timeline

Proposed Date of Acquisition: March 2023

Proposed Commencement Date of Construction: July 2026

Anticipated Completion Date: January 2028

G. Contractor(s)

Pride Mark Homes

II.PROJECT (cont'd)

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

NAICS Code: 236116

The project will offer 24 market rate apartments (4 - 1 bedroom, 16 - 2 bedrooms, and 4 - 3 bedrooms) consisting of 7 new buildings and 1 existing (historical) house. Two of the buildings are 2 stories and the remaining are single story. Anticipated monthly rental rates will range between \$2,900 - \$4,000. The demand for this product is driven by a serious housing shortage in Rochester. The Town of Perinton, where this project is located, currently has 96.7% occupancy of single family homes and apartments, which is well above county and state averages. The gap between supply and demand for housing continues to grow and Hartwell Heights is one small step towards inventory relief. In spite of the fact that the project use and program complies with all Town zoning, code, and the the Comprehensive Plan, there was oposition on the number of units (density) by both the public and Town officials and Boards. In order to assuage these concerns, the density had to be reduced by 20% even though code and zoning didn't didn't require it. This reduction along with escalating costs in construction and financing has negatively impacted the marketable returns on this project and the pursuit for bank financing. The sales and mortgage tax savings along with the property tax abatement will improve the prospects for financing the project by improving the debt coverage ratios.

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.

Securing a PILOT was not initially contemplated in the business plan for this project. Financial headwinds outlined below changed the need for a PILOT. This project cannot proceed without the requested benefits. Many factors contributed to the degradation of the financial modeling of this project. First, due to opposition from neighbors, the Town boards ultimately required significantly less density than code would have allowed. Maximum building heights, massing, and greenspace requirements per code would have permitted 20%-25% more units. However, the vocal opposition, which would have preferred the parcel continue to be untouched in spite of the zoning, was persuasive enough to have the density reduced. Also, the project is in the Bushnell Basin Historic District and received additional scrutiny from the Town Historic Architecture Commission. Significant costs were incurred to conform to certain subjective criteria. The costs to secure entitlements far exceed budget in spite of the allowed use and density. Second, construction costs such as material and labor continue to escalate to levels significantly above pre-covid levels. Third, higher interest rates and restrictive loan covenants increase financing costs and covenants.

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

☐ Yes ☒ No

Location:

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

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

☐ Yes ☒ No

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

- K. State Environmental Quality Review (SEQR) Act Compliance

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

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

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

☐ NO

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

Check One:

☐ **JOBSPLUS**

Requirements:

- Applicant must commit to a 10% increase in full-time equivalent employment, measured on the existing impacted employee base, over a 3 year period. The required number of jobs is 1.

☐ **LEASEPLUS**

Requirements:

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

☐ **ENHANCED JOBSPLUS**

Requirements:

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

☐ **GREEN JOBSPLUS**

Requirements:

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

☐ **SHELTER RENT**

For student housing or affordable housing projects.

☒ **Housing**

☐ **Local Tax Jurisdiction Sponsored PILOT**

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

IV. APPLICANT PROJECT COSTS

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

Building Construction or Renovation

- a. Materials a. \$ 4,240,000
b. Labor b. \$ 2,860,000

Site Work

- c. Materials c. \$ 660,000
d. Labor d. \$ 440,000
e. Non-Manufacturing Equipment e. \$ NA
f. Manufacturing Equipment f. \$ NA
g. Equipment Furniture and Fixtures g. \$ _____
h. Land and/or Building Purchase h. \$ 800,000
i. Soft Costs (Legal, Architect, Engineering) i. \$ 275,000
Other (specify) j. Bank/Finance Fees j. \$ 440,000
k. Mortgage Tax k. \$ 85,000
l. Title Insurance l. \$ 20,000
m. Builder Profit/Overhead m. \$ 810,000
Total Project Costs \$ 10,630,000
(must equal Total Sources)

- B. Sources of Funds for Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$ NA
b. Taxable Industrial Revenue Bond b. \$ NA
c. Bank Financing c. \$ 8,000,000
d. TOTAL Public Sources d. \$ NA

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

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

- e. Equity e. \$ 2,630,000
TOTAL SOURCES \$ 10,630,000
(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
WDG2 LLC (Hartwell Heights)**

A. IDA PILOT Benefits:

Current Assessment	\$516,200
Value of New Construction & Renovation Costs	\$4,900,000
Estimated New Assessed Value Subject to IDA	\$5,416,200
Current Taxes	\$20,746
Current Taxes Escalator	2%
PILOT Terms - Years	10
County Tax rate/\$1,000	9.04000
Local Tax Rate* Tax Rate/\$1,000	2.52000
School Tax Rate /\$1,000	28.63000
Total Tax Rate	40.19000

B. Sales Tax Exemption Benefit:

Estimated value of Sales Tax exemption:	\$392,000
Estimated duration of ST exemption:	12/31/2028

C. Mortgage Recording Tax Exemption (MRTE) Benefit:

Estimated Value of MRTE:	\$60,000
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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:	\$1,602,781
Project Construction Costs:	\$10,630,000
	15.08%

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	\$226,182	\$63,051	\$716,326	\$1,005,558	\$2,156,340	\$1,150,781
1	100%	\$0	\$0	\$0	\$0	\$196,931	\$196,931
2	90%	\$4,518	\$1,259	\$14,309	\$20,087	\$200,870	\$180,783
3	80%	\$9,217	\$2,569	\$29,191	\$40,977	\$204,887	\$163,910
4	70%	\$14,102	\$3,931	\$44,662	\$62,695	\$208,985	\$146,289
5	60%	\$19,179	\$5,346	\$60,740	\$85,266	\$213,164	\$127,899
6	50%	\$24,453	\$6,817	\$77,444	\$108,714	\$217,428	\$108,714
7	40%	\$29,931	\$8,344	\$94,792	\$133,066	\$221,776	\$88,711
8	30%	\$35,618	\$9,929	\$112,802	\$158,348	\$226,212	\$67,864
9	20%	\$41,520	\$11,574	\$131,495	\$184,589	\$230,736	\$46,147
10	10%	\$47,644	\$13,281	\$150,890	\$211,816	\$235,351	\$23,535

VII. PROJECTED EMPLOYMENT

Complete for each Applicant or User/Tenant

Company Name: WDG2, 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)	1	1	1	1
Part Time (PTE)	1	1	1	1
Total	2	2	2	2

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

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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 WDG2, LLC

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

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

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

X

100% Local Labor

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

X

Local Labor Market

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

X

Bid Processing

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

X

Monitoring

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

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

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project; and
2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions.

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

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

X

Signage

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

X

Exemption Process

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

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

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

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

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

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

WDG2, LLC

(APPLICANT COMPANY)

(TENANT COMPANY)

Member

5/21/20

Signature

, Title

Date

Signature

, Title

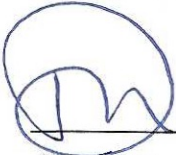
Date

IX. FEES

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

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

WDG2, LLC

_____ (APPLICANT COMPANY)			_____ (TENANT COMPANY)		
	Member	5/21/26			
Signature	, Title	Date	Signature	, Title	Date

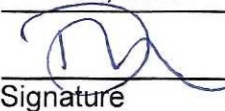
X. CERTIFICATION

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

WDG2, LLC

 _____
Signature, Title, Date 5/21/26

TENANT COMPANY

Signature, Title, Date

County of Monroe Industrial Development Agency

MRB Cost Benefit Calculator



Date July 21, 2026
Project Title WDG2 LLC (Hartwell Heights)
Project Location Town of Perinton

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

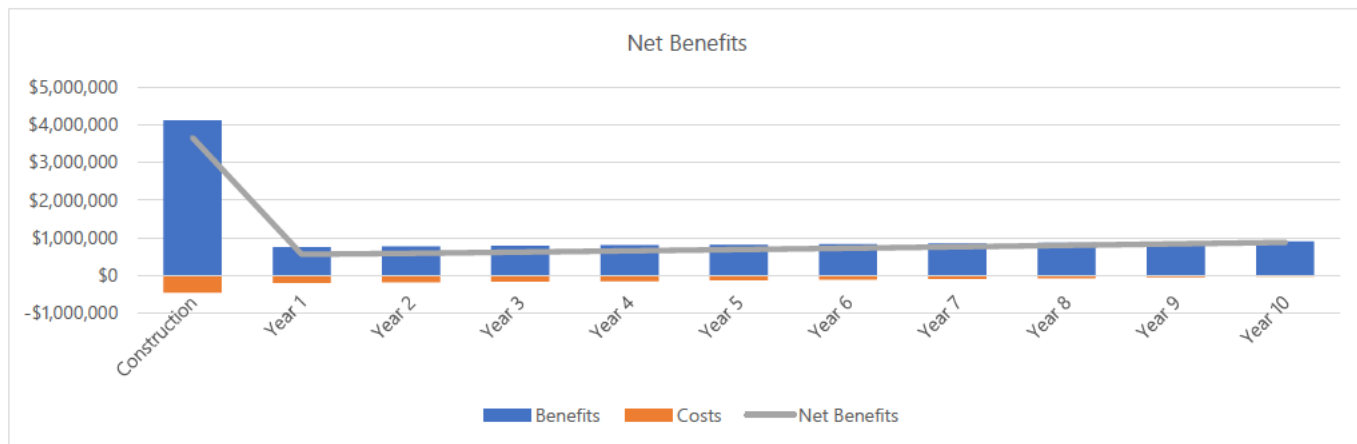
Project Total Investment

\$10,630,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	60	12	72
Earnings	\$3,275,988	\$608,255	\$3,884,243
Local Spend	\$8,504,000	\$2,083,596	\$10,587,596

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	12	3	15
Earnings	\$6,042,036	\$1,665,966	\$7,708,002

Figure 1



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

Figure 2

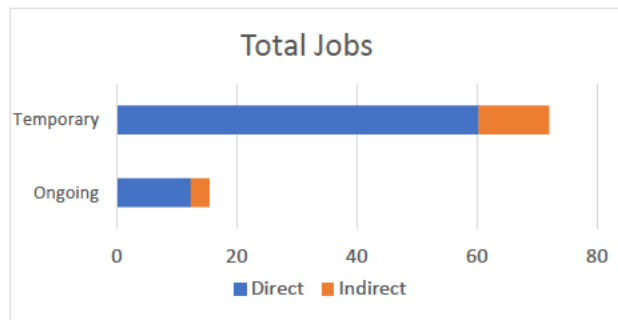
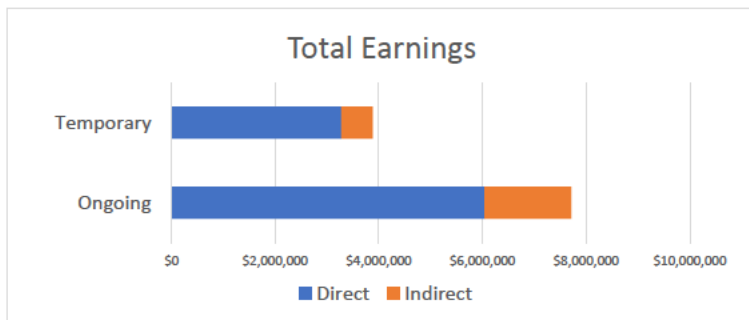


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,150,781	\$1,061,883
Sales Tax Exemption	\$392,000	\$392,000
Local Sales Tax Exemption	\$196,000	\$196,000
State Sales Tax Exemption	\$196,000	\$196,000
Mortgage Recording Tax Exemption	\$60,000	\$60,000
Local Mortgage Recording Tax Exemption	\$20,000	\$20,000
State Mortgage Recording Tax Exemption	\$40,000	\$40,000
Total Costs	\$1,602,781	\$1,513,883

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$12,722,431	\$11,769,602
To Private Individuals	\$11,592,245	\$10,786,352
Temporary Payroll	\$3,884,243	\$3,884,243
Ongoing Payroll	\$7,708,002	\$6,902,108
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,130,187	\$983,250
Increase in Property Tax Revenue	\$1,005,558	\$868,813
Temporary Jobs - Sales Tax Revenue	\$27,190	\$27,190
Ongoing Jobs - Sales Tax Revenue	\$97,439	\$87,247
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$646,280	\$599,823
To the Public	\$646,280	\$599,823
Temporary Income Tax Revenue	\$174,791	\$174,791
Ongoing Income Tax Revenue	\$346,860	\$310,595
Temporary Jobs - Sales Tax Revenue	\$27,190	\$27,190
Ongoing Jobs - Sales Tax Revenue	\$97,439	\$87,247
Total Benefits to State & Region	\$13,368,711	\$12,369,425

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$11,769,602	\$1,277,883	9:1
State	\$599,823	\$236,000	3:1
Grand Total	\$12,369,425	\$1,513,883	8:1

*Discounted at 2%

Additional Comments from IDA

Direct jobs are estimated based on new household spending.

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



TOWN OF PERINTON

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

August 19, 2025

TOWN CLERK RECEIVER OF TAXES

Dennis Wilmot
WDG2, LLC
PO Box 34
Pittsford, NY 14534

Peter Vars
Ryan Destro
BME Associates
10 Liftbridge Lane East
Fairport, NY 14450

Dear Sirs,

Re: Thornell Road & NYS Route 96 – Hartwell Heights

The Perinton Town Board has considered the Environmental Assessment Form along with the supporting information for this project and determined that the proposed action described below will not have a significant effect on the environment based on the facts and conclusions written below in the Reasons Supporting this Determination. By resolution of the Perinton Town Board, at a meeting on August 13, 2025, a Negative Declaration of SEQR was granted.

Further, references had to the SEQR Negative Declaration Notice of Determination of Non-Significance, dated August 13, 2025, a signed copy of which is attached hereto and made a part of hereof, and the thorough description of the background of this project and the reasons and rationale set forth in supporting this motion and said determination is incorporated and adopted by reference of this motion.

Reasons Supporting this Determination:

Land Use – The proposed project area has been identified in the most recent Comprehensive Plan Update as suitable for a Mixed-Use District land use. Mixed-Use development combines residential, commercial, industrial, and open space in areas that vary from pedestrian-friendly town centers to more auto-oriented corridors. These areas are located where infrastructure can support higher density and more intensive uses, making them prime spots for infill or redevelopment. The goal is to integrate compatible uses with thoughtful design, scale, and multi-modal accessibility to create a strong sense of place. Common uses include retail, hospitality,



housing, offices, and employment centers, with an emphasis on quality design and maintaining the Town's character.

The site currently contains a chapel-turned-office along Thornell Road and a small cottage-style bungalow, both built in the 1940s and slated to remain. Infill development of such sites benefits the environment by reducing sprawl and repurposing underutilized land with uses that meet current market demand.

The proposed project meets the following goals of the current Comprehensive Plan: 1) Encourage compatible infill development and adaptive reuse of historic structures in the Town to retain existing character, celebrate our history, and support business development. 2) Encourage development in mixed-use areas to improve walkable access to services and commerce. 3) Encourage the development of a range of housing types enhancing access and choice to support a diverse and inclusive population. 4) Protect the long-term viability of residential areas in the Town.

The proposed project does not result in the removal or elimination of any structures, facilities, or areas of historic importance and is not identified as a local property of interest or landmark.

Neighborhood Character –The proposed project will be in general harmony with the surrounding community's architectural scale and character. There are commercial uses to the east, including a shopping plaza and office building, and commercial uses to the north, across Pittsford-Victor Rd, including a microbrewery and doctor's office. There are detached single family homes to the south and west.

Intensity/Impact to Land – The proposed project features 45 percent impervious surface, which is lower than the neighboring properties in the Bushnell's Basin district. Density is proposed to be 8.2 units per acre, which is less than the maximum density for units in an Apartment district and less than multi-family developments in other commercial areas in Town, such as the Glen at Perinton Hills (10.2 units per acre) and Whitney Town Center (9.8 units per acre).

Traffic: Anticipated vehicle trips generated by the proposed project were determined using Institute of Traffic Engineers (ITE) criteria, an industry standard. During the AM peak, a total of 14 cars (4 entering, 10 exiting) are generated by the project, which equates to approximately 1 vehicle every 4.5 minutes. During the PM peak, a total of 17 cars (10 entering, 7 exiting) are generated by the project, or approximately 1 vehicle every 3.5 minutes. This low level of traffic generation is consistent with small-scale residential development. With reduced sight distance for motorists wanting to turn left out of the proposed driveway onto Route 96, and limited gaps in traffic during the peak hours, turning movements will be restricted to right in, right out and left in from Route 96. Other traffic safety mitigation measures will be assessed in greater detail should the project advance to site plan approval. The proposed project will not result in adverse traffic impacts.

Wetland, Stream & Other Natural Resources – According to the NYSDEC Environmental Resource Mapper and direct field observations, there are no mapped or field observed federal, or state regulated wetlands, surface waterbodies (streams), critical environmental areas, or any threatened or endangered plant or animal species located on the property. The project will not

involve pumping of or direct discharge to groundwater, therefore will not impact any local or regional groundwater resources/aquifer.

Cultural Resources - According to the NYSDEC EAF Mapper and NYSOPRHP CRIS Mapper, the project site does not contain any known or eligible listed National or State Registered Historic Site or Place. However, the project is located within an element occurrence boundary of an archaeological sensitive site. During the site plan approval process, additional project reviews will be required by NYSOPRHP to determine whether the project will have an adverse impact on archeological resources.

Stormwater Management – Stormwater management for the proposed development will be designed in accordance with the Town of Perinton Design Criteria and Construction Standards for the attenuation of peak stormwater flows, and the standards of the NYS Department of Environmental Conservation. Stormwater treatment will be assessed in greater detail should the project advance to site plan approval.

Environmental Health – The proposed project site is not listed in the Town of Perinton Inventory of Waste Disposal Sites and therefore should not result in an exposure to hazardous substances or contaminants which may impact human health. Further, the proposed project will connect to public sanitary sewer and therefore not have an impact on the surrounding environmental health.

Open Space and Recreation – The proposed project will not result in the loss of or disturbance to park or open spaces areas.

Visual - The proposed project will feature buildings that will not exceed the 40-foot height limit of the Town Code. Additionally, the four buildings along Pittsford-Victor Rd. will be detached single family dwellings that will be similar in scale to the small cottages for which Bushnell's Basin was known and the architectural massing of the buildings to the north. The two buildings along the south property line are proposed to be single-story buildings to reduce the visual impact from Great Oak Lane.

Noise - The proposed project is consistent with the surrounding residential and retail/commercial land uses and will not create additional noise above the current ambient levels in Bushnell's Basin.

Lighting - The lighting aspect of the proposed project will be evaluated in detail at the time of site plan approval but will be consistent with Town Code regulations of dark sky compliant fixtures, limited pole heights and light spillage limitations onto adjoining properties.

The Perinton Conservation Board has thoroughly reviewed the environmental impacts associated with this proposed project at its meeting with the applicant on June 4 and supports the issuance of a Negative SEQR Declaration for the proposed project SUP based on the findings stated above. This support was made in writing to the Perinton Town Board on June 16. The Perinton Planning Board reviewed the proposed project SUP at its meeting on June 18 and issued a letter of unanimous support of the project on August 6.
Motion Carries 3-0.

By resolution of the Perinton Town Board, at a meeting on August 13, 2025, the Special Use Permit for the Hartwell Heights Mixed Use development at 2 Thornell Road was granted. The Town Board made the following findings in accordance with Town Code § 208-54:

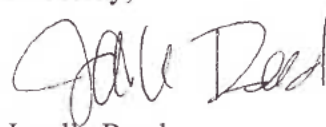
1. The proposal is a permitted use in a Mixed-Use Zone and appropriate set-backs and buffers are proposed.
2. The project provides high-quality housing consistent with the Town's Comprehensive Plan to allow for a mix of housing types, models and densities.
3. The proposed project supports public welfare by expanding housing and housing options for the community.
4. The site is generally flat and suitable for development.
5. The proposal includes a 50' minimum landscape buffer
6. The proposal aligns with the Town's Comprehensive Plan goals for mixed-use development, walkability, and diverse housing.
7. The surrounding area is residential in nature with a transition to a commercial area within the Basin. The proposed mixed use aligns with this intent.
8. Infrastructure for stormwater, utilities, and emergency access is adequate and environmentally sound.
9. The proposal complies with all applicable local, state, and federal regulations.

Town Board hereby approves the Special Use Permit for the Hartwell Heights Project with the following conditions:

1. NYSDOT and Town of Perinton Staff comments and recommended improvements on the completed traffic study be addressed at Site Plan.

Motion Carries 3-0.

Cordially,



Janelle Reed
Town Clerk

Enclosure

cc: James Barbato, Pridemark Homes, (jpbarbato@pmhomes.com)

C. Hanna

J. LaFay

G. Seigfred

M. Doser

L. Stid

C. Mueller

S. O'Hern

Involved Agencies:

MCWA

NYSDOT

NYSDEC

MCDOT

Interested Agencies:

Pittsford Central School District

SEQR
Negative Declaration
Notice of Determination of Non-Significance

Lead Agency: Town of Perinton, Town Board
Address: 1350 Turk Hill Road
Fairport, NY 14450

Project No. (if any): N/A

Date: 8/13/25

This notice is issued pursuant to 6 NYCRR Part 617 (and local law # _____, if any) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The lead agency has considered the Environmental Assessment Form along with the supporting information for this project and determined that the proposed action described below will not have a significant effect on the environment based on the facts and conclusions written below in the Reasons Supporting this Determination.

Title of Action: Special Use Permit, Hartwell Heights, Thornell Rd. & NYS-96

SEQR Status: Type 1 ☐
Unlisted ☒

Description of Action:

Special Use Permit to authorize development of 27 attached / semi-detached single-family residential units in 8 buildings on 3.42 acres in Mixed Use District zoning.

Location:

The project is in the southwest quadrant of the Town, in the historic district of Bushnell's Basin.

Reasons Supporting this Determination:

Land Use – The proposed project area has been identified in the most recent Comprehensive Plan Update as suitable for a Mixed Use District land use. Mixed-use development combines residential, commercial, industrial, and open space in areas that vary from pedestrian-friendly town centers to more auto-oriented corridors. These areas are located where infrastructure can support higher density and more intensive uses, making them prime spots for infill or redevelopment. The goal is to integrate compatible uses with thoughtful design, scale, and multi-modal accessibility to create a strong sense of place. Common uses include retail, hospitality, housing, offices, and employment centers, with an emphasis on quality design and maintaining the Town's character.

The site currently contains a chapel-turned-office along Thornell Road and a small cottage-style bungalow, both built in the 1940s and slated to remain. Infill development of such sites benefits the environment by reducing sprawl and repurposing underutilized land with uses that meet current market demand.

The proposed project meets the following goals of the current Comprehensive Plan: 1) Encourage compatible infill development and adaptive reuse of historic structures in the Town to retain existing character, celebrate our history, and support business development. 2) Encourage development in mixed-use areas to improve walkable access to services and commerce. 3) Encourage the development of a range of housing types enhancing access and choice to support

a diverse and inclusive population. 4) Protect the long-term viability of residential areas in the Town.

The proposed project does not result in the removal or elimination of any structures, facilities, or areas of historic importance and is not identified as a local property of interest or landmark.

Neighborhood Character – The proposed project will be in general harmony with the surrounding community's architectural scale and character. There are commercial uses to the east, including a shopping plaza and office building, and commercial uses to the north, across Pittsford-Victor Rd, including a microbrewery and doctor's office. There are detached single family homes to the south and west.

Intensity/Impact to Land – The proposed project features 45 percent impervious surface, which is lower than the neighboring properties in the Bushnell's Basin district. Density is proposed to be 8.2 units per acre, which is less than the maximum density for units in an Apartment district and less than multi-family developments in other commercial areas in Town, such as the Glen at Perinton Hills (10.2 units per acre) and Whitney Town Center (9.8 units per acre).

Traffic: Anticipated vehicle trips generated by the proposed project were determined using Institute of Traffic Engineers (ITE) criteria, an industry standard. During the AM peak, a total of 14 cars (4 entering, 10 exiting) are generated by the project, which equates to approximately 1 vehicle every 4.5 minutes. During the PM peak, a total of 17 cars (10 entering, 7 exiting) are generated by the project, or approximately 1 vehicle every 3.5 minutes. This low level of traffic generation is consistent with small-scale residential development. With reduced sight distance for motorists wanting to turn left out of the proposed driveway onto Route 96, and limited gaps in traffic during the peak hours, turning movements will be restricted to right in, right out and left in from Route 96. Other traffic safety mitigation measures will be assessed in greater detail should the project advance to site plan approval. The proposed project will not result in adverse traffic impacts.

Wetland, Stream & Other Natural Resources – According to the NYSDEC Environmental Resource Mapper and direct field observations, there are no mapped or field observed federal, or state regulated wetlands, surface waterbodies (streams), critical environmental areas, or any threatened or endangered plant or animal species located on the property. The project will not involve pumping of or direct discharge to groundwater, therefore will not impact any local or regional groundwater resources/aquifer.

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Lighting - The lighting aspect of the proposed project will be evaluated in detail at the time of site plan approval but will be consistent with Town Code regulations of dark sky compliant fixtures, limited pole heights and light spillage limitations onto adjoining properties.

The Perinton Conservation Board has thoroughly reviewed the environmental impacts associated with this proposed project at its meeting with the applicant on June 4 and supports the issuance of a Negative SEQR Declaration for the proposed project SUP based on the findings stated above. This support was made in writing to the Perinton Town Board on June 16. The Perinton Planning Board reviewed the proposed project SUP at its meeting on June 18 and issued a letter of support of the project on August 6.

Certification to Approve/Fund/Undertake:

The lead Agency having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

- 1) The requirements of 6 NYCRR Part 617 have been met; and
- 2) Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.
- 3) (And if applicable) Consistent with the applicable policies of Article 42 of the Executive Law, as implemented by 19 NYCRR Part 600.5, this action will achieve a balance between the protection of the environment and the need to accommodate social and economic considerations.


Signature of Responsible Official

Name of Agency:

Ciaran T. Hanna
Name of Responsible Official

Town Supervisor
Title of Responsible Official

8/13/2025
Date

Address of Agency: Town of Perinton, 1350 Turk Hill Road, Fairport, NY 14450
Phone No.: (585) 223-0770

Short Environmental Assessment Form

Part 1 - Project Information

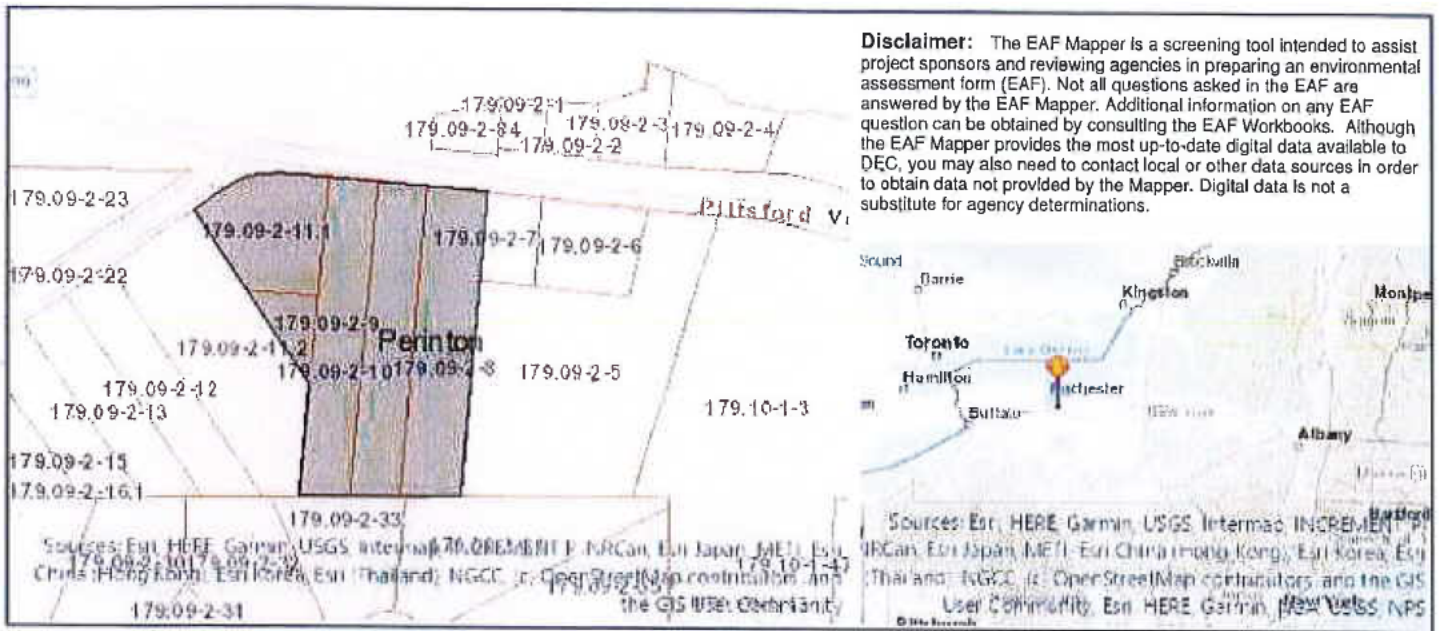
Instructions for Completing

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: Hartwell Heights			
Project Location (describe, and attach a location map): 597 Pittsford-Victor Road, Pittsford, NY 14534			
Brief Description of Proposed Action: The proposed action is a request for a Special Use Permit to allow (27) new residential units consisting of: two (2) 10-unit multi-family apartment buildings, one (1) 2-unit townhome structure, and five (5) single-family, single-story cottages. The proposed action also includes an existing single-family home and an existing ±1,900 SF office building (both of which are proposed to remain) at 2 Thornell Road on ±3.42 acres in the Mixed-Use District. Per §208-43.C.(1) of the Perinton Town Code: "Lot areas greater than one acre shall require a special use permit issued by the Town Board."			
Name of Applicant or Sponsor: WDG2, LLC		Telephone: (585) 721-7463 E-Mail: dennis@wilmotdg.com	
Address: P.O. BOX 34			
City/PO: Pittsford	State: NY	Zip Code: 14534	
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: Perinton Town Board - Special Use Permit Perinton Planning Board - Site Plan Approval		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		±3.42 acres	
b. Total acreage to be physically disturbed?		±2.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±3.42 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: _____ The nearest adjacent waterbody/wetland area is the Erie Canal to the north on the opposite side of NYS Route 96. No wetlands or waterbodies are mapped on the subject property, and no disturbances are proposed to any wetlands or waterbodies. _____ _____			



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to 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

*** NOTE: THIS IS A DRAFT OF PART 2 OF THE SHORT EAF PREPARED BY BME ASSOCIATES FOR INFORMATIONAL PURPOSES ONLY PER TOWN REQUEST. THE LEAD AGENCY SHALL REVIEW & COMPLETE AS PART OF THE SEAF REVIEW.**

Agency Use Only [If applicable]

Project:

Date:

CTA

**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?	☒	☐

PRINT FORM

*** NOTE: THIS IS A DRAFT OF PART 3 OF THE SHORT EAF PREPARED BY BME ASSOCIATES FOR INFORMATIONAL PURPOSES ONLY PER TOWN REQUEST. THE LEAD AGENCY SHALL REVIEW & COMPLETE AS PART OF THE SEQR REVIEW.**

Agency Use Only [If applicable]

Project:

Date:

CTA

**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.

☐	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.
<u>Town of Perinton</u>	<u>8/13/25</u>
Name of Lead Agency	Date
<u>CIARAN HANNA</u>	<u>Town Supervisor</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u><i>CTA</i></u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM