

04.20.2023

**TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT
AGENCY**

APPLICATION

29 GRANT STREET WALDEN, NY 12586 DEVELOPMENT



Owner/Partner(s): Mr. Mo Rothman (Owner)
Mr. Israel Miller (Owner/Partner)
Mr. Isaac Wise (Partner)

Architect: Mr. Howard A. Perez, AIA

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (if applicable, such expenses may be paid out of proceeds of any bonds issued by the Agency to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project, and if applicable included as a part of any resultant bond issue.
9. The Agency has established an application fee of Five Hundred Dollars (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

FOR AGENCY USE ONLY

1.	Project Number	_____
2.	Date application received by Agency	_____, 20__
3.	Date application referred to attorney for review	_____, 20__
4.	Date copy of application mailed to members	_____, 20__
5.	Date notice of Agency meeting on application posted	_____, 20__
6.	Date notice of Agency meeting on application mailed	_____, 20__
7.	Date of Agency meeting on application	_____, 20__
8.	Date notice of public hearing on application posted	_____, 20__
9.	Date notice of public hearing on application mailed	_____, 20__
10.	Date notice of public hearing on application published	_____, 20__
11.	Date public hearing conducted	_____, 20__
12.	Date Environmental Assessment Form ("EAF") received	_____, 20__
13.	Date Agency completed environmental review	_____, 20__
14.	Date of final approval of application	_____, 20__

AGENCY FEE SCHEDULE INFORMATION

1. APPLICATION FEE: \$500.00 (Non-refundable)

2. AGENCY FEE:

- (a) $\frac{3}{4}$ of 1% of the first \$2,000,000 of Total Project Costs
- (b) $\frac{1}{2}$ of 1% of the remaining Total Project Cost

3. AGENCY COUNSEL FEE:

- (a) An initial escrow fee of \$5,000 is required to be remitted to the Agency, to be used for Agency Counsel's work and advice to the Agency concerning the Application. All attorney fees and disbursements charged to this escrow will be supported by an invoice detailing the description of the work, the time spent, and disbursements made. Such invoices are subject to audit by the Agency. If the amount of this escrow falls below 50% of the initial escrow amount, the Applicant must replenish the escrow to the full \$5,000.00. If the escrow is not replenished when requested by the Agency, the Agency may suspend further action on the Application until replenishment has occurred. All escrowed monies unused at the end of the Application process shall be returned to the Applicant.

SUMMARY OF PROJECT

Applicant: Grant Street Development, LLC

Contact Person: Mr. Israel Miller

Phone Number: 917.445.6220

Occupant:

Project Location: 29 Grant Street

Approximate Size of Project Site: Site: 148,155SQFT (3.4 Acres) Development: 62,000 SQFT

Description of Project: A) Residential: 34 residential units
B) Commercial: 1 restaurant (72) indoor & (75) outdoor seats.
1 Hall with 223 seats, 1 auditorium with 222 seats 2 conf. rms, Gym:
1 Brewery: with 58 seats (indoors) & 16 seats (outdoors) & brewing
Parking: 82 parking spots provided of which three (3) A.D.A. compliant.

Type of Project: [] Manufacturing [] Warehouse/Distribution
[X] Commercial [] Not-For-Profit
[X] Other-Specify: Residential

Employment Impact: Existing Jobs None.

New Jobs Brewery, Maintenance (Residence), Gym & Restaurant

Project Cost: \$ 20 Million Dollars

Type of Financing: [X] Tax-Exempt [] Taxable [] Straight Lease

Amount of Bonds Requested: \$ 2 Million

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax: \$ 120K
Mortgage Recording Taxes: \$ 60K
Real Property Tax Exemptions: \$ N/A
Other (please specify): \$ N/A

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status: Site = 0/Prof. = 2
Estimate of Jobs to be Created: 50
Estimate of Jobs to be Retained: 45
Average Estimated Annual Salary of Jobs to be Created: \$50K-90K
Annualized Salary Range of Jobs to be Created: \$50K-90K
Estimated Average Annual Salary of Jobs to be Retained: \$80K-\$100K

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: Grant Street Development, LLC

Present Address: 2604 Elmwood Ave

Zip Code: 14618

Employer's ID No.: 88-3628718

2. If the Company differs from the Applicant, give details of relationship:

N/A

3. Indicate type of business organization of Company:

a. _____ Corporation (If so, incorporated in what country? What State? _____, Date Incorporated? _____ Type of Corporation? _____ Authorized to do business in New York? Yes _____; No _____).

b. _____ Partnership (If so, indicate type of partnership _____, Number of general partners _____, Number of limited partners _____).

c. X Limited liability company (If so, formed in what state? N.Y., Number of Members? 2, Date formed? ?, Authorized to do business in New York State? Yes X No _____).

d. _____ Sole proprietorship.

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

Subsidiary.

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Mr. Mo Rothman	Owner/Partner	None
Mr. Issaac Wise	Partner	None
Mr. Israel Miller	Partner	None

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____; No X.

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____; No X.

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____; No X.
(If yes to any of the foregoing, furnish details in a separate attachment).

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes ____; No X.
If yes, list exchanges where stock traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Mr. Mo Rothman	2604 Elmwood Avenue Rochester, NY 14618	
Mr. Issaac Wise	275 Rutledge Street Brooklyn, NY 11211	
Mr. Israel Miller	1 South Rigaud Road Spring, NY 10971	

D. Company's Principal Bank(s) of account: TBD Financing list bank or self-investor financed

II. DATA REGARDING PROPOSED PROJECT

A. Summary: (Please provide a brief narrative description of the Project.)

A) Residential: 34 residential units

B) Commercial: 1 restaurant (72) indoor & (75) outdoor seats.

1 Hall with 223 seats, 1 auditorium with 222 seats 2 conf. rms, Gym:

1 Brewery: with 58 seats (indoors) & 16 seats (outdoors) & brewing

Parking: 82 parking spots provided of which three (3) A.D.A. compliant.

B. Location of Proposed Project:

1. Street Address: 29 Grant Street

2. City of Walden, N.Y.

3. Town of

4. Village of

5. County of Orange County

6. School District: 334201 Valley Central School District Montgomery School District

7. Tax Map Number: 309-14-4

C. Project Site:

1. Approximate size (in acres or square feet) of Project site; 3.4. Is a map, survey, or sketch of the project site attached? Yes ; No .

2. Are there existing buildings on project site? Yes ; No .

a. If yes, indicate number and approximate size (in square feet) of each existing building:

1) Warehouse: 16,699 SQFT

2) Manufacturing: 15,876 SQFT

3) Stand Alone Building: 2,039 SQFT

4) Stand Alone Apart. Bldg: 3,076 SQFT Total: 37,690 SQFT

b. Are existing buildings in operation? Yes ; No .

If yes, describe present use of present buildings:

c. Are existing buildings abandoned? Yes ; No . About to be abandoned? Yes ; No . If yes, describe:

d. Attach photograph of present buildings. See Appendix A

3. Utilities serving project site:
- Water-Municipal: Village of Walden
 Other (describe)
- Sewer-Municipal: Village of Walden
 Other (describe)
- Electric-Utility: NYSEG
 Other (describe)
- Heat-Utility: Natural Gas
 Other (describe)
4. Present legal owner of project site:
- a. If the Company owns project site, indicate date of purchase: 9/20, 2022; Purchase price: \$ \$500K.
- b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ; No . If yes, indicate date option signed with owner: , 20 ; and the date the option expires: , 20 . Not Applicable.
- c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes ; No . If yes, describe:
- d. Current Assessed Value of the Project site: \$
- e. Current annual property tax payment of the Project site: \$
 Not Applicable.
5. a. Zoning District in which the project site is located:
 Industrial-Warehouse/Distribution
- b. Are there any variances or special permits affecting the site? Yes ; No . If yes, list below and attach copies of all such variances or special permits:
 Unknown at this time.

D. Buildings:

1. Does part of the project consist of the acquisition or construction of a new building or buildings? Yes X; No . If yes, indicate number and size of new buildings:
 Hall, Gym, & Convention Hall=48,600SQFT
 Brewery = 8,000SQFT
2. Does part of the project consist of additions and/or renovations to the existing buildings located on the Project site? Yes x; No . If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation: All existing buildings are to be renovated.
 Residential/Restaurant=25,246 SQFT
 Brewery/Office = 4,759 SQFT
3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed, or expanded: Residential Apartments (34)
 Restaurant seating indoor/out= (81/67)
 Brewery seating (Indoor/out)= (60/16)

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes X; No _____. If yes, describe the Equipment:
 - 1) Brewery Equipment
 - 2) Gym equipment
 - 3) New Electrical Distribution Equipment
 - 4) Elevators (2)
 - 5) Kitchen Equipment
 - 6) Solar equipment
2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ____; No X. If yes, please provide detail:
3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:
 - 1) Brewery Equipment to distill beverage line(s)
 - 2) Gym equipment
 - 3) Elevators (2)
 - 4) Solar equipment to provide power

F. Project Use:

1. What are the principal products to be produced at the Project?
 - 1) Rental Units (34)
 - 2) Brewery: Branded beverages & tasting
 - 3) Restaurant: Branded meals & parties
 - 4) Gym: Health services
 - 5) Hall/Conv: Large party services, Weddings, Religious services & Business conferences
2. What are the principal activities to be conducted at the Project?
 - 1) Residential
 - 2) Tastings
 - 3) Meals/Parties
 - 4) Gym membership to use equipment and facilities
 - 5) Convention/hall rental.
3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes X; No _____. If yes, please provide detail:
 - 1) Restaurant
 - 2) Brewery
4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? 40 %
5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation? Yes ____; No X. If yes, please explain:

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes X; No _____. If yes, please explain:

- 1) Brewery
- 2) Convention / Hall / Gym

c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes X; No _____. If yes, please explain:

Developer reviewed; other/multiple sites, this was the location with IDA tax abatement that suites our business.

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes X; No _____. If yes, please provide detail:

Must review local services to determine project impact.

e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ____; No X. If yes, please explain: _____

6. If the answers to any of subdivisions c. through e. of question 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes X; No _____. If yes, please explain:

Increase; Temporary Construction jobs =100+
New Permanent jobs created = 50

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes ____; No X. If yes, please explain:

8. Will the completion of the Project result in the abandonment or facilities of the Company located in the State of New York? If yes, please provide detail:
9. If the answer to either question 7 or question 8 is yes, the following apply to the Project: **Not applicable.**
- a. Is the Project reasonably necessary to preserve the Company or such Project Occupant in the State of New York? Yes____; No____. If yes, please provide detail:
- b. Is the Project reasonably necessary to discourage the Project Occupant from removing such other plant or equipment outside the State of New York? Yes____; No____. If yes, please provide detail:
10. Will the Project be owned by a not-for-profit corporation? If yes, please provide detail:
11. Will the Project be sold or leased to a municipality? If yes, please provide detail:

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities or governing bodies (including any city, county and city of the State of New York and all state departments, agencies, corporations, public authorities or commissions) involved in or directly undertaking action with respect to the Project. Do you need a municipal building permit to undertake the Project? Do you need approval to undertake the Project? If so, you would need building department or planning or zoning commission approvals.
- Zoning commission.
Village of Walden Planning Board.
2. Describe the nature of the involvement of the agencies described above:
- Currently industrial.
Change zoning to allow for residences, brewer

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ___; No X. If yes, please provide detail:
9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project: Not applicable.
- a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes ___; No ___. If yes, please provide detail:
- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ___; No ___. If yes, please provide detail:
10. Will the Project be owned by a not-for-profit corporation? Yes ___; No X. If yes, please provide detail:
11. Will the Project be sold or leased to a municipality? Yes ___; No X. If yes, please provide detail:

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.
- Zoning commission.
Village of Walden Planning Board.
2. Describe the nature of the involvement of the federal, state, or local agencies described above:
- Currently industrial.
Change zoning to allow for residences, brewery & convention hall.

H. Construction Status:

1. Has construction work on this project begun? Yes ____; No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

2. Please indicate amount of funds expended on this Project by the Company in the past three (3) years and the purposes of such expenditures:

\$500K Purchase
\$10 Preliminary design

3. Please indicate the date the applicant estimates the Project will be completed:
Summer 2025.

I. Method of Construction after Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? Yes ____; No ____.

2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ____; No ____.

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes X; No _____. If yes, please complete the following for each existing or proposed tenant or subtenant:

1. Sublessee name: TBD-Brewery
Present Address:
City: _____ State: _____ Zip: _____

Employer's ID No.:
Sublessee is: ___ Corporation: ___ Partnership: ___ Sole Proprietorship
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sublessee:
Date of lease or sublease to Sublessee:
Term of lease or sublease to Sublessee:
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No ___. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

2. Sublessee name: TBD-Gym
Present Address:
City: _____ State: _____ Zip:
Employer's ID No.:
Sublessee is:
___ Corporation: ___ Partnership: ___ Sole Proprietorship
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sublessee:
Date of lease or sublease to Sublessee:
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No ___. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name: TBD-Hall/Convention center.
Present Address:
City: _____ State: _____ Zip:
Employer's ID No.:
Sublessee is: ___ Corporation: ___ Partnership: ___ Sole Proprietorship
Relationship to Company:
Percentage of Project to be leased or subleased:
Use of Project intended by Sublessee:
Date of lease or sublease to Sublessee:
Term of lease or sublease to Sublessee:
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No ___. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? None.

IV. Employment Impact

- A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency. None.

TYPE OF EMPLOYMENT					
Employees of Applicant					
	Professional or Managerial	Skilled	Semi-Skilled #	Un-Skilled #	Totals #
Present Full Time	Contractor	Yes	1	2	3
Present Part Time	Architectural	Yes	1	2	3
Present Seasonal	Site Manager	Yes	1	0	1
First Year Full Time	Contractor	Yes	30	70+	100+
First Year Part Time	Architectural	Yes	1	2	3
First Year Seasonal	Site Manager	Yes	1	1	2
Second Year Full Time	Contractor	Yes	20	60	80
Second Year Part Time	Architectural	No	0	1	1
Second Year Seasonal	Site Manager	Yes	1	1	2

TYPE OF EMPLOYMENT Independent Contractors See Page #14					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Employees of Independent Contractors See page #14					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					

First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Mid-Hudson Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages or Ranges	\$80K-\$100K	\$75K-90K	\$45K-\$70K	\$35K-\$55
Estimated Number of Employees Residing in the Mid-Hudson Economic Development Region ¹	5	15	25	45

C. Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

Post construction: Gym = 03
 Brewery= 08
 Restaurant=15
 Residential= 05

¹ The Mid-Hudson Economic Development Region consists of the following counties: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester.

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

Not applicable.

V. Project Cost and Financing Sources

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ <u>500K</u>
Buildings	\$ <u>\$18.5 Million</u>
Machinery and equipment costs	\$ <u>\$1.5 Million</u>
Utilities, roads and appurtenant costs	\$ <u>\$2 Million</u>
Architects and engineering fees	\$ <u>1-3%</u>
Costs of Financing	\$ <u>N/A</u>
Construction loan fees and interest (if applicable)	\$ <u>N/A</u>
Other (specify)	
<hr/>	\$ <u>N/A</u>
<hr/>	\$ <u>N/A</u>
<hr/>	\$ <u>N/A</u>
TOTAL PROJECT COSTS	\$ <u>\$22.75 Million</u>

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ _____
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ _____
Other (specify, e.g., tax credits)	
Preservation Grant	\$ TBD
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ _____

C. Have any of the above expenditures already been made by the applicant?
 Yes ; No _____. If yes, indicate particulars.

Purchase and preliminary design

D. Amount of loan requested: \$ Miller \$2-3 Million;

Maturity requested: 5 years.

E. Has a commitment for financing been received as of this application date, and if so, from whom?

Yes ____; No . Institution Name: _____

Provide name and telephone number of the person we may contact.

Name: _____ Phone: _____

F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 50%

- G. The total amount estimated to be borrowed to finance the Project is equal to the following:
\$ \$9 Million

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing Grant Street Development, LLC will be obtaining a loan.

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ___; No X. If yes, indicate:

a. Amount of loan requested: ___Dollars;

b. Maturity requested: ___Years.

2. If the answer to question 1 is yes, is the interest on such bonds intended to be exempt from federal income taxation? Yes ___; No ___. N/A

3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes: N/A

a. retail food and beverage services: Yes X; No ___

b. automobile sales or service: Yes ___; No ___

c. recreation or entertainment: Yes ___; No ___

d. golf course: Yes ___; No ___

e. country club: Yes ___; No ___

f. massage parlor: Yes ___; No ___

g. tennis club: Yes ___; No ___

h. skating facility (including roller skating, skateboard and ice skating):
Yes ___; No ___

i. racquet sports facility (including handball and racquetball court):
Yes ___; No ___

j. hot tub facility: Yes ___; No ___

k. suntan facility: Yes ___; No ___

l. racetrack: Yes ___; No ___

4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment. N/A

B. Tax Benefits

1. Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency? Yes X; No ___. If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy? Yes X; No ___.

2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes ___; No X. If yes, what is the approximate amount of financing to be secured by mortgages? \$_____.

3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes ___; No X

X. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes?
\$ _____.

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of each exemption.

a.	N.Y.S. Sales and Compensating Use Taxes:	\$ <u>0</u>
b.	Mortgage Recording Taxes:	\$ <u>TBD</u>
7 c.	Real Property Tax Exemptions:	\$ <u>TBD</u>
d.	Other (please specify):	
	_____	\$ <u>\$50K-\$90K</u>
	_____	\$ <u>\$80K-\$100K</u>

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes X; No _____. If yes, please explain.

C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.). Not applicable.

VII. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales

tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

- D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, within 45 days of the end of the calendar year, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.
- E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.
- F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.
- G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:
- H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of

the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

- I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- J. False or Misleading Information. The applicant understands 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 exemptions claimed by reason of Agency involvement in the Project.
- K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at:

[http://www.townofmontgomery.com/DepartmentsBoards/Boards/IndustrialDevelopment Agency](http://www.townofmontgomery.com/DepartmentsBoards/Boards/IndustrialDevelopmentAgency).

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

By its execution below, the Applicant acknowledges and agrees to the following:

(i) The undersigned has read, understands and consents to the Agency's Local Labor Law Policy as adopted and amended (See, Policies at www.montgomeryida.com);

(ii) The undersigned affirms under the penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge; and

(iii) The undersigned understands and agrees that the Agency will rely on the statements made in this application.

	Grant Street Development, LLC

	Applicant
By:	Mr. Israel Miller

Title:	Owner

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 24 THROUGH 27 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 28.

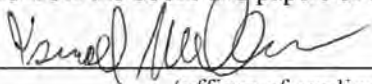
VERIFICATION

(If Applicant is a Corporation)

STATE OF New York)
COUNTY OF Sullivan) SS.:

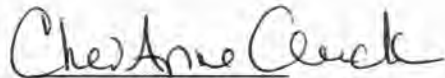
Mr. Israel Miller deposes and says that he is the
(Name of chief executive of applicant)
Owner of Grant Street Development, LLC
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.



(officer of applicant)

Sworn to before me this
20th day of April, 2023


(Notary Public)

Cheri-Anne Olenick
Notary Public, State of New York
Reg. No. 01OL6299916
Qualified in Sullivan County
Commission Expires 03/31/2026

VERIFICATION

(If applicant is sole proprietor)

STATE OF New York
COUNTY OF Sullivan) SS.:

Israel Miller, deposes and says
(Name of Individual)

that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application.

Israel Miller

Sworn to before me this
20th day of April, 2023

Cheri-Anne Olenick
(Notary Public)

Cheri-Anne Olenick
Notary Public, State of New York
Reg. No. 01OL6299916
Qualified in Sullivan County
Commission Expires 03/31/2026

VERIFICATION

(If applicant is partnership)

STATE OF New York
COUNTY OF Sullivan SS.:

Israel Miller, deposes and says
(Name of Individual)

that he is one of the members of the firm of 29 Grant & LLC
(Partnership Name)

the partnership named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

Israel Miller

Sworn to before me this
20~~th~~ day of April, 2023

Cheri Anne Olenick
(Notary Public)

Cheri-Anne Olenick
Notary Public, State of New York
Reg. No. 01OL6299916
Qualified in Sullivan County
Commission Expires 03/31/2026

VERIFICATION

(If applicant is limited liability company)

STATE OF New York

COUNTY OF Sullivan

) SS.:

Israel Miller, deposes and says
(Name of Individual)

that he is one of the members of the firm of 29 Grant St LLC,
(Limited Liability Company)

the limit liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

Israel Miller

Sworn to before me this
20th day of April, 2023

Cheri Anne Olenick
(Notary Public)

Cheri-Anne Olenick
Notary Public, State of New York
Reg. No. 01OL6299916
Qualified in Sullivan County
Commission Expires 03/31/2026

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30 IS SIGNED BY THE APPLICANT.

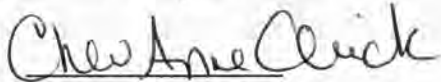
HOLD HARMLESS AGREEMENT

Applicant hereby releases Town of Montgomery Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "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, the attached Application, regardless of whether or not the application or the project described therein or the financial assistance requested therein are favorably acted upon by the Agency, (B) the Agency's financing, acquisition, construction and/or installation of the Project described therein; 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. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project or, if applicable, find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: 

Sworn to before me this
20th day of April, 2023


(Notary Public)

Cheri-Anne Olenick
Notary Public, State of New York
Reg. No. 01OL6299916
Qualified in Sullivan County
Commission Expires 03/31/2026

TO: Project Applicants
 FROM: Town of Montgomery Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the Town of Montgomery Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	Grant Street Development, LLC
2. Brief Identification of the Project:	Residential/Commercial Development
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ 0
B. Value of Sales Tax Exemption Sought	\$ 0
C. Value of Real Property Tax Exemption Sought	\$ 0
D. Value of Mortgage Recording Tax Exemption Sought	\$ TBD
4. Likelihood of accomplishing the Project in a timely fashion:	Extremely likely.

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ \$100K
2. Site preparation	\$ \$600K
3. Landscaping	\$ \$200K
4. Utilities and infrastructure development	\$ \$1.5 Million
5. Access roads and parking development	\$ \$1.0 million
6. Other land-related costs (describe)	\$ \$200K - Parking Extension
B. Building-Related Costs	
1. Acquisition of existing structures	\$ \$400K
2. Renovation of existing structures	\$ \$4 Million
3. New construction costs	\$ \$9 Million
4. Electrical systems	\$ \$750K
5. Heating, ventilation and air conditioning	\$ \$1.2 Million
6. Plumbing	\$ \$250K
7. Other building-related costs (describe)	\$ \$1.3 Million -Site drainage

C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$ 500K
2.	Packaging equipment	\$ 60K
3.	Warehousing equipment	\$ 12K
4.	Installation costs for various equipment	\$ 120K
5.	Other equipment-related costs (describe)	\$ TBD
D.	Furniture and Fixture Costs	
1.	Office furniture	\$ 20K
2.	Office equipment	\$ 10K
3.	Computers	\$ 30K
4.	Other furniture-related costs (describe)	\$ TBD
E.	Working Capital Costs	
1.	Operation costs	\$ TBD
2.	Production costs	\$ TBD
3.	Raw materials	\$ TBD
4.	Debt service	\$ TBD
5.	Relocation costs	\$ TBD
6.	Skills training	\$ TBD
7.	Other working capital-related costs (describe)	\$ TBD
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 1-3% Construction Costs
2.	Accounting/legal	\$ 2% -Construction Costs
3.	Other service-related costs (describe)	\$ TBD
G.	Other Costs	
1.	_____	\$ TBD
2.	_____	\$ TBD
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$ _____
2.	Total Building-Related Costs	\$ _____
3.	Total Machinery and Equipment Costs	\$ _____
4.	Total Furniture and Fixture Costs	\$ _____
5.	Total Working Capital Costs	\$ _____
6.	Total Professional Service Costs	\$ _____
7.	Total Other Costs	\$ _____

PROJECTED PROFIT

I. Please provide projected profit as defined by earnings after income tax but before depreciation and amortization: TBD

YEAR	Without IDA benefits	With IDA benefits
1	\$ _____	\$ _____
2	\$ _____	\$ _____
3	\$ _____	\$ _____
4	\$ _____	\$ _____
5	\$ _____	\$ _____

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$ _____	\$ _____
Year 1	100+	\$ <u>TBD</u>	\$ <u>TBD</u>
Year 2	80	\$ <u>TBD</u>	\$ <u>TBD</u>
Year 3		\$ _____	\$ _____
Year 4		\$ _____	\$ _____
Year 5		\$ _____	\$ _____

PROJECTED PERMANENT EMPLOYMENT IMPACT

I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.

II. Estimates of the total new permanent jobs to be created by the Project are described in the tables in Section IV of the Application.

III. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

IV. Provide the projected percentage of employment that would be filled by Town of Montgomery residents: _____

A. Provide a brief description of how the project expects to meet this percentage:

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ <u>\$100K</u>
Additional Sales Tax Paid on Additional Purchases	\$ <u>\$500K</u>
Estimated Additional Sales (1 st full year following project completion)	\$ <u>\$500K</u>
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ <u>TBD</u>

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed: April 20, 2023

Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Israel Miller
Title: Manager / Partner
Phone Number: 917 445-6220
Address: 29 Grant St. Waltham MA.

Signature: Israel Miller

Client
**GRANT STREET
 DEVELOPMENT LLC**
 2654 Elmwood Ave, Suite 210
 Rochester, N.Y. 14618

Architect
ARCHITECTONICS, PA
 11 Woodchuck Hill Road
 Liberty, N.Y. 12946
 Tel: (518) 535-2775
 Fax: (518) 535-2185

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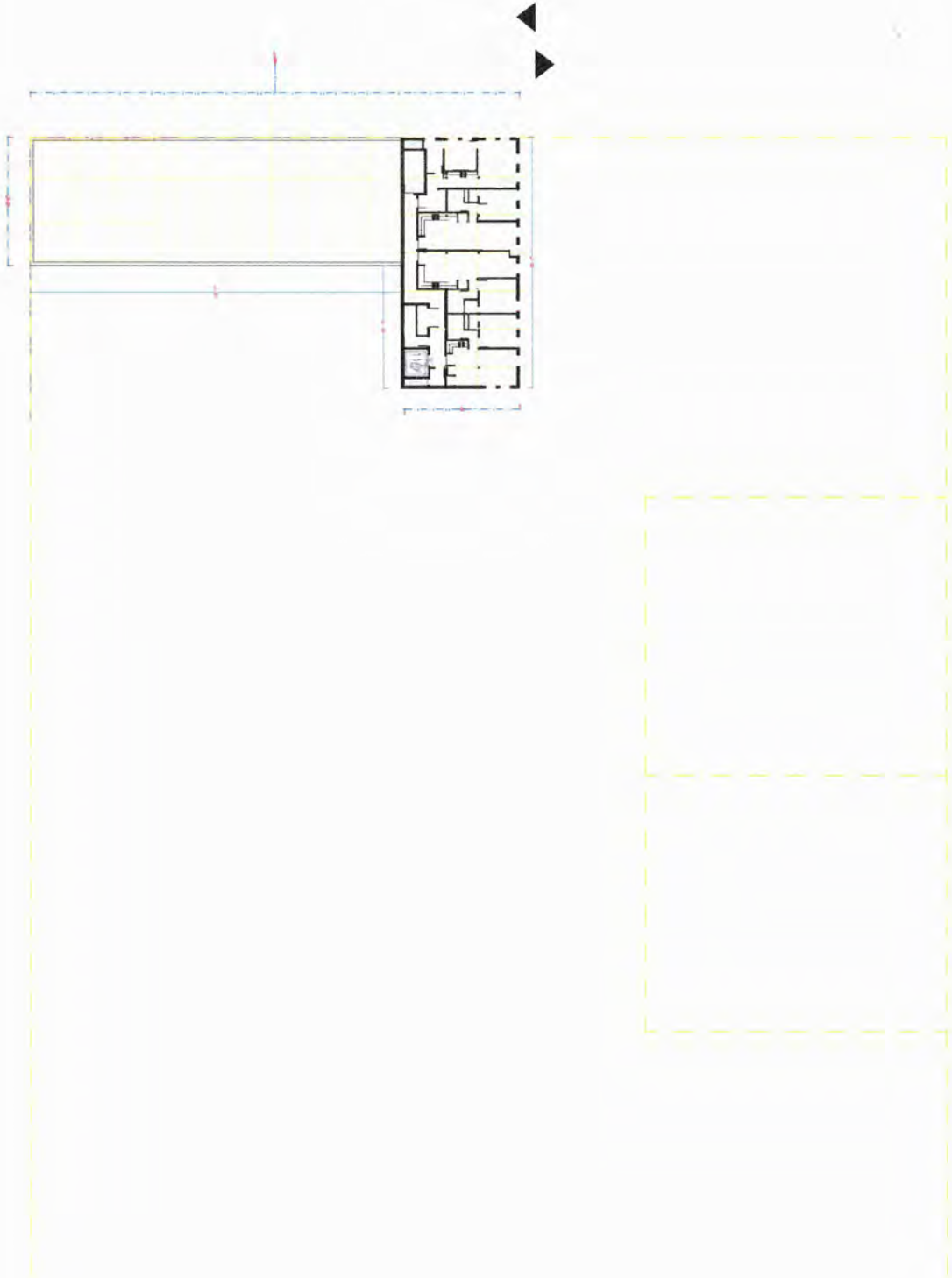


Project Name
**GRANT STREET
 RENOVATIONS
 VILLAGE OF
 WALDEN, NY 12856**
LOCATION
 29 Grant Street
 Walden, NY 12856

Project No.	2024-001
Client No.	2024-001
Project Name	GRANT STREET RENOVATIONS
Project Address	29 Grant Street, Walden, NY 12856
Project Description	RENOVATION OF EXISTING 12,000 SQ FT OFFICE BUILDING
Project Status	PRELIMINARY DESIGN
Project Start Date	08/2024
Project End Date	12/2024
Project Manager	John Doe
Project Engineer	Jane Smith
Project Architect	Architectonics, PA
Project Designer	Architectonics, PA
Project Draftsman	Architectonics, PA
Project Checker	Architectonics, PA
Project Approver	Architectonics, PA
Project Date	08/2024
Project Version	01

Project No.	2024-001
Client No.	2024-001
Project Name	GRANT STREET RENOVATIONS
Project Address	29 Grant Street, Walden, NY 12856
Project Description	RENOVATION OF EXISTING 12,000 SQ FT OFFICE BUILDING
Project Status	PRELIMINARY DESIGN
Project Start Date	08/2024
Project End Date	12/2024
Project Manager	John Doe
Project Engineer	Jane Smith
Project Architect	Architectonics, PA
Project Designer	Architectonics, PA
Project Draftsman	Architectonics, PA
Project Checker	Architectonics, PA
Project Approver	Architectonics, PA
Project Date	08/2024
Project Version	01

A-101



A RENOVATION 29 GRANT STREET EXISTING BASEMENT LEVEL PLAN
 Scale: 1" = 20'-0"

Client:
**GRANT STREET
 DEVELOPMENT LLC**
 2804 Linnwood Ave. Suite 210
 Rochester, N.Y. 14618

Architect:
ARCHITECTONICS, PA

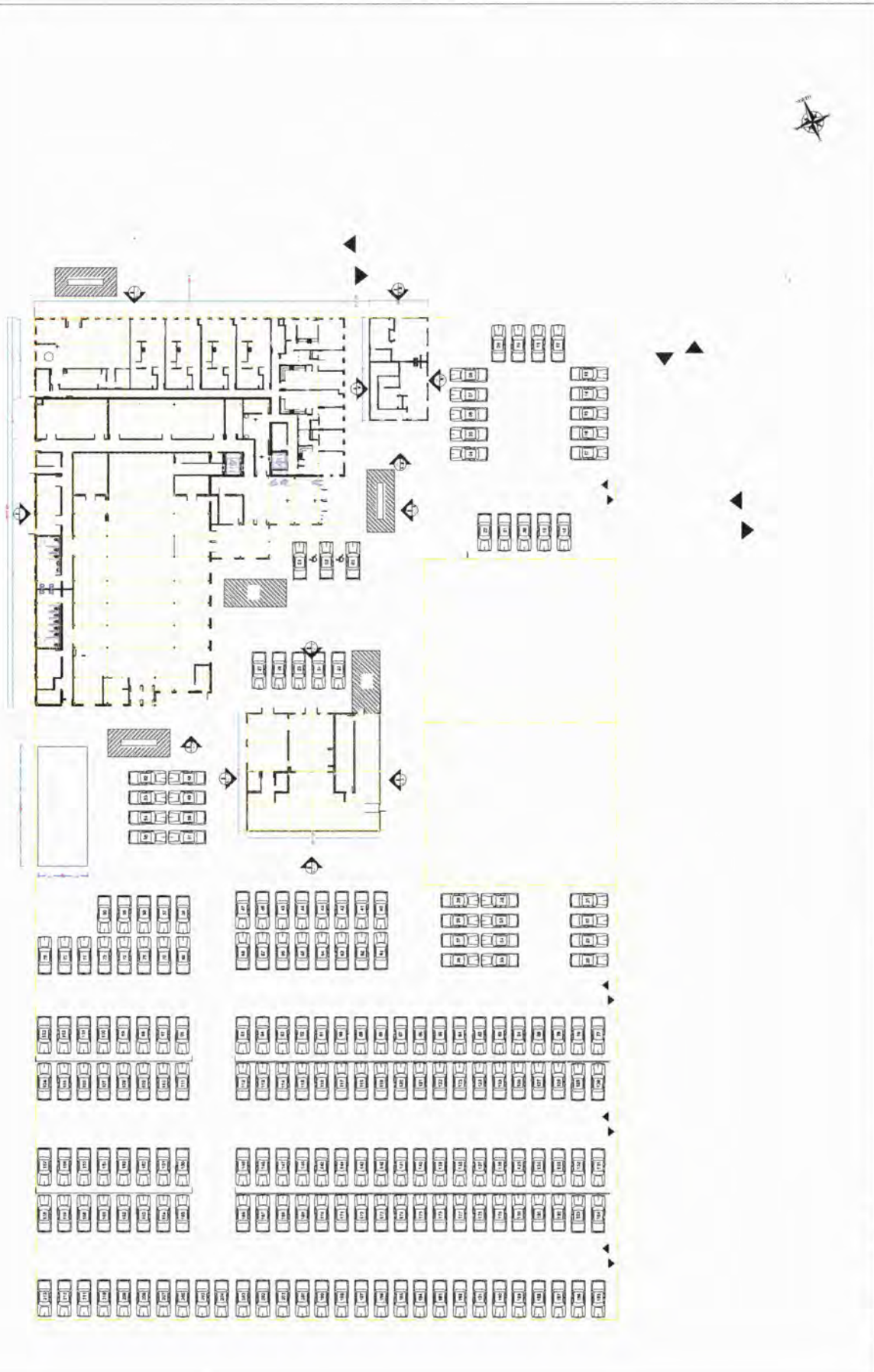
11 Youngs Ave. Blvd.
 Suite 105
 Walden, NY 12586
 Tel: (914) 372-5205
 Fax: (914) 374-5185

Project:
**28 GRANT STREET
 RENOVATIONS
 VILLAGE OF
 WALDEN, NY 12586**
 Location:
 28 GRANT STREET
 WALDEN, N.Y.

Project Number: 2804-001-001
 Date: 05/08/2012
 Project Name: 28 GRANT STREET
 Project Location: WALDEN, NY

Project Manager: David J. Pappalardo
 Architect: Richard A. Pappalardo, AIA
 Client: Grant Street Development LLC
 Date: 05/08/2012
 Project No.: 2804-001-001

A-102



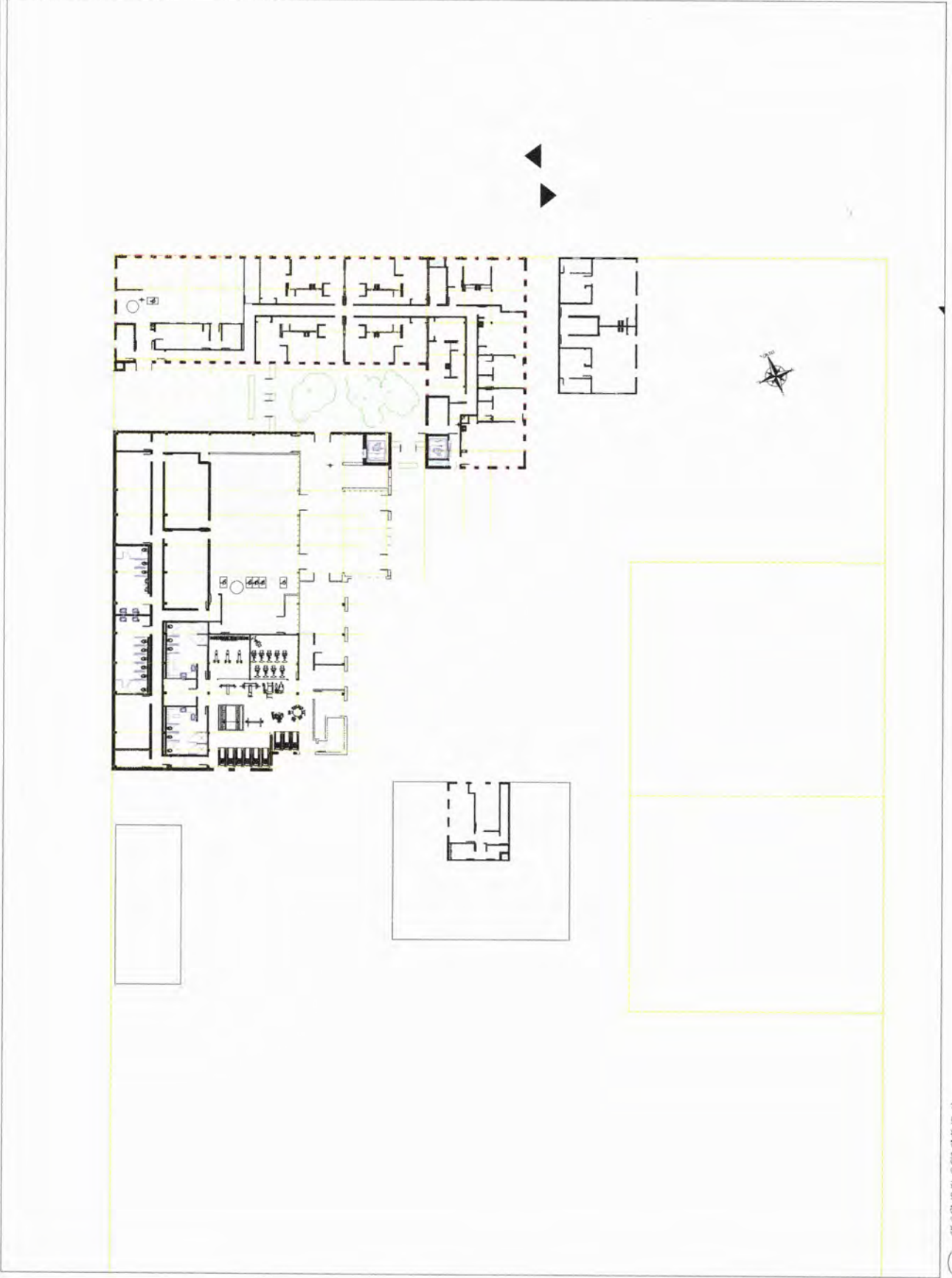
① FIRST FLOOR SITE PLAN
 Scale: 1" = 20' 0"

**GRANT STREET
DEVELOPMENT LLC**
111 Broadway, 11th Floor
New York, NY 10038

ARCHITECTONICS, PA
111 Broadway, 11th Floor
New York, NY 10038
Tel: (646) 750-2205
Fax: (646) 539-5185

**29 GRANT STREET
RENOVATIONS
VILLAGE ON
WALDEN, NY 10866**
ARCHITECTS
29 GRAND STREET, WALDEN, N.Y.
12586

A-103



1 SECOND FLOOR SHE PLAN
Scale: 1/8" = 20'-0"

Client:
**GRANT STREET
 DEVELOPMENT LLC**
 2004 Emerald Ave. Suite 210
 Rochester, N.Y. 14618

Architect:
ARCHITECTONICS, PA
 11 South's Hill Road
 Liberty, N.Y. 12946
 Tel: (518) 537-7755
 Fax: (518) 537-5188

Scale

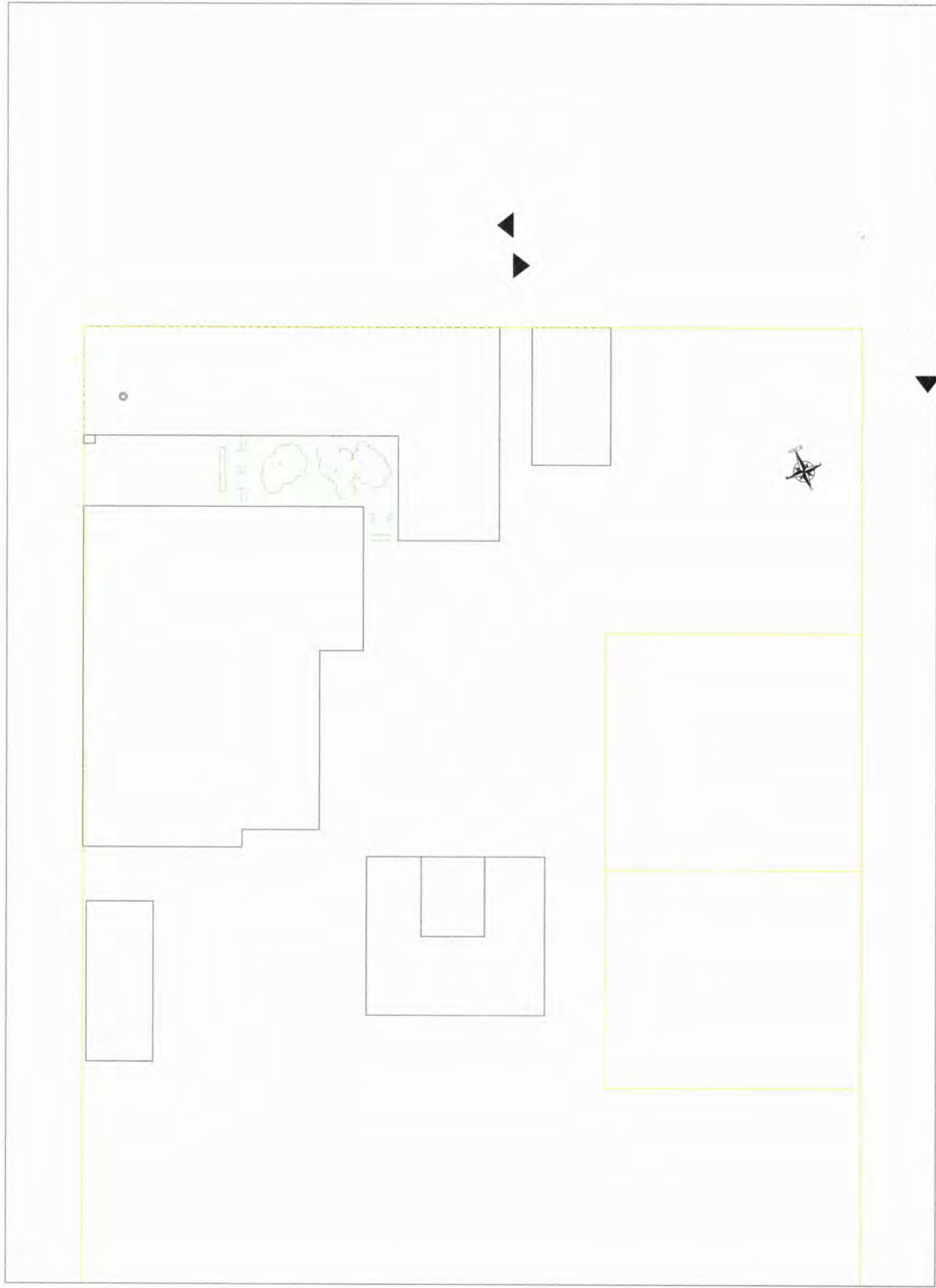


Site Name:
**GRANT STREET
 RENOVATIONS
 VILLAGE OF
 WALDEN, NY 13856**
 Location:
 28 Grant Street, Walden, N.Y.
 13856

Project Name	Grant Street
Project No.	2018-001
Project Date	10/1/2018
Project Status	Final
Project Location	Grant Street, Walden, NY
Project Owner	Grant Street Development LLC
Project Architect	Architectonics, PA

Project Name	Grant Street
Project No.	2018-001
Project Date	10/1/2018
Project Status	Final
Project Location	Grant Street, Walden, NY
Project Owner	Grant Street Development LLC
Project Architect	Architectonics, PA

A-105



A ROOF SITE PLAN
 Scale: 1" = 20'-0"

Client:
**GRANT STREET
 DEVELOPMENT LLC**
 2604 Edgewood Ave, Suite 210
 Rochester, N.Y. 14618

Architect:
ARCHITECTONICS, PA
 11 Woodchuck Hill Road
 Liberty, NY 12754
 Tel: (845) 758-2555
 Fax: (845) 758-5185



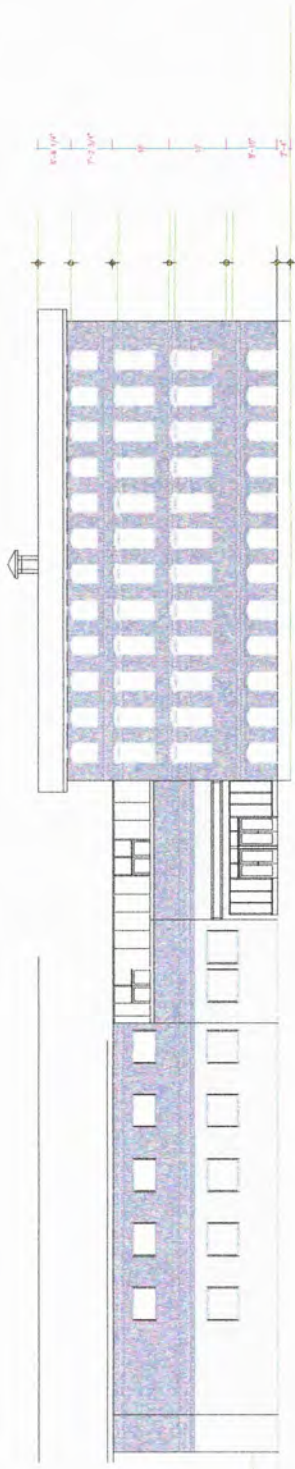
Project Name:
**GRANT STREET
 RECONSTRUCTIONS
 VILLAGE OF
 WALDEN, NY 12856**
 Location:
 29 Grant Street, Walden, NY
 12856

Site No. 201001
 Date Prepared
 No. Sheets
 Project Name
 Architect/Engineer
 Drawing Title
 Drawing No.
**GRANT STREET RECONSTRUCTIONS
 LABORATORY UNIT**

Project Manager
 Design Architect
 Client
 Date
 Project No.
 Drawing No.

Design Architect
 Howard S. Davis, AIA
 Howard S. Davis, AIA
 AECOM
 11/16/10
 00112

A-201



A ELEVATION EAST
 Scale: 1/4" = 1'-0"

Client
**GRANT STREET
 DEVELOPMENT LLC**
 2004 Elmwood Ave. Suite 210
 Rochester, N.Y. 14618

Architect
ARCHITECTONICS, PA
 11 Young's Hill Road
 Lewisburg, N.Y. 13228
 Tel: (518) 539-5185
 Fax: (518) 539-5185

Site

Location Map



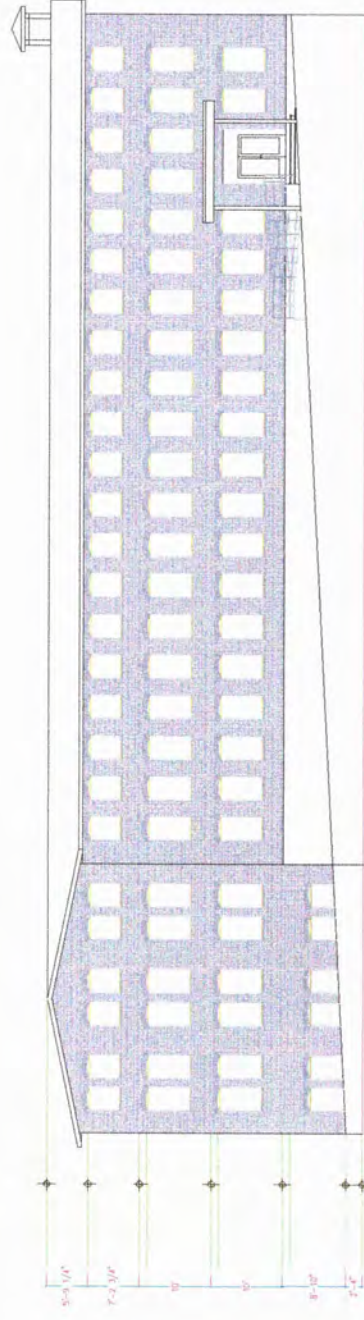
Project
**29 GRANT STREET
 RENOVATIONS
 VILLAGE OF
 WALDEN, NY 12886**
 LOCAL PERMITS
 PROJECT NO. 12-000

DR. R. WELSH ARCHITECTURE
 No. Date Description
 Issued For
 Drawing Title

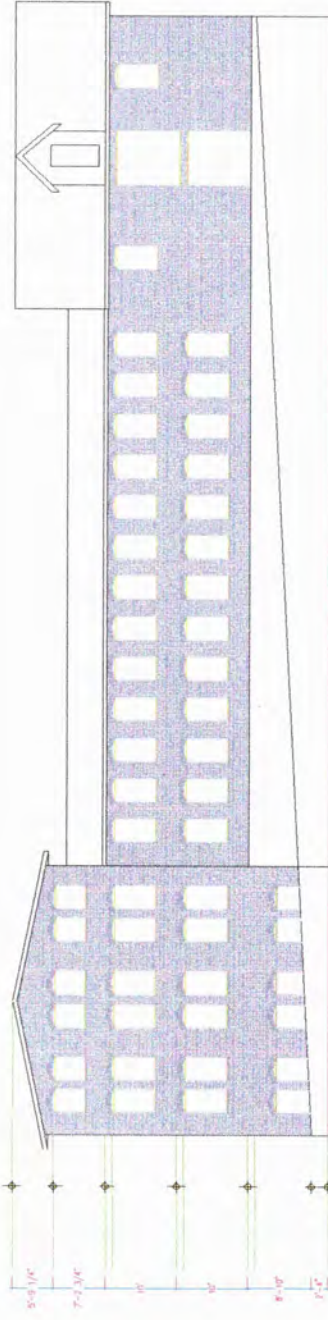
CLIENT: GRANT STREET DEVELOPMENT LLC
 ARCHITECT: ARCHITECTONICS, PA

Project Manager: [Name]
 Client: [Name]
 Date: [Date]
 Scale: [Scale]
 Project No.: [Number]
 Drawing No.: [Number]

A-202



A PROPOSED ELEVATION NORTH
 Scale: 1/8" = 1'-0"



A EXISTING ELEVATION NORTH
 Scale: 1/8" = 1'-0"

Client:
**GRANT STREET
 DEVELOPMENT LLC**
 2500 Old Country Road, Suite 210
 Roseton, N.Y. 14856

Architect:
ARCHITECTONICS, PA
 11 Orchard St., 6th Floor
 Ithaca, N.Y. 14850
 Tel: (607) 755-2555
 Fax: (607) 533-9188

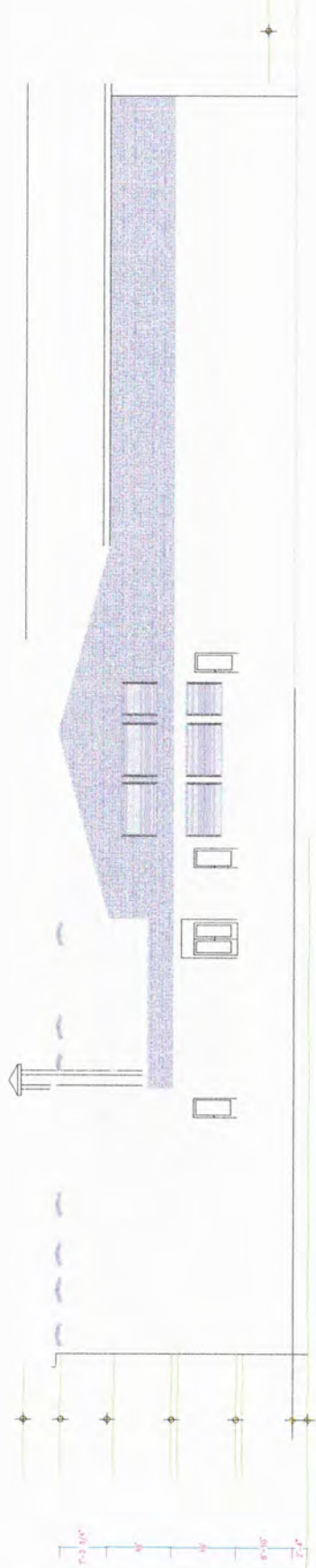


Project Name:
**29 GRANT STREET
 RENOVATIONS**
 29 Grant Street
 Walden, NY 13856
 Location

Project Manager:
 Design:
 Construction:
 Construction Management:
 Construction Administration:
 Construction Observation:
 Construction Administration:
 Construction Observation:

Project Manager:
 Design:
 Construction:
 Construction Management:
 Construction Administration:
 Construction Observation:

Sheet No. **A-203**
 Drawing No. 00002



(A) PROPOSED ELEVATION VIEW
 Scale: 1/8" = 1'-0"

Client
**GRANT STREET
DEVELOPMENT LLC**
2004 Elmwood Ave. Suite 210
Rochester, N.Y. 14618

Architect
ARCHITECTONICS, PA
11 Wilson's Hill Road
Liberty, NY 14754
Phone: (716) 235-1100
Fax: (716) 235-1105

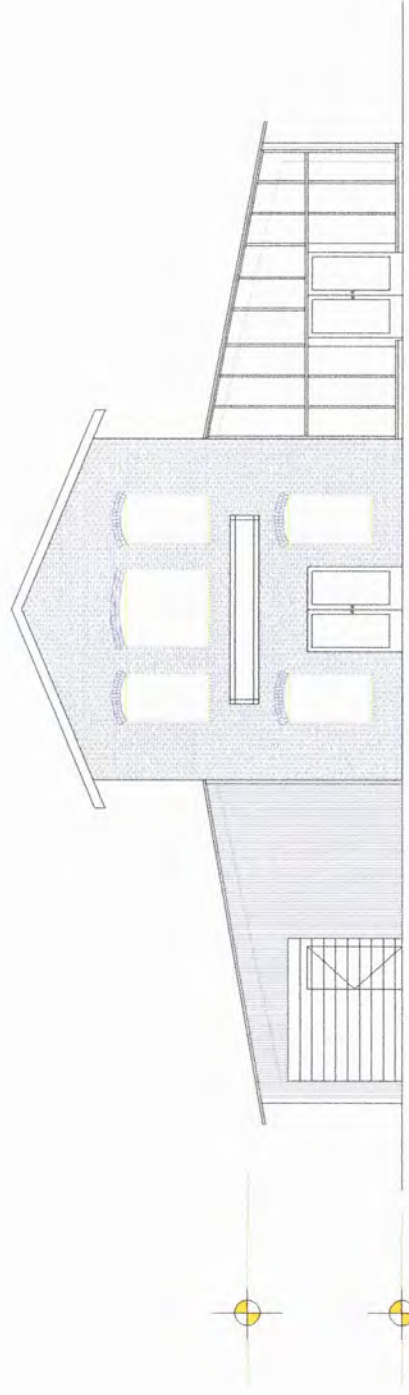


20 GRANT STREET
RENOVATIONS
VILLAGE OF
WALDEN, NY 12866
LOCKPORT
27 Wilson Street
Walden, NY 12866

Project Name: GRANT STREET
Site: 20 Grant Street
Township: Walden
County: Warren
Project No: 1902-20

Project Name: GRANT STREET
Site: 20 Grant Street
Township: Walden
County: Warren
Project No: 1902-20

A-206



PROPOSED ELEVATION NORTH
Scale: 1/4" = 1'-0"

Client
**GRANT STREET
DEVELOPMENT LLC**
2604 Edmond Ave. Suite 210
Rochester, N.Y. 14618

Architect
ARCHITECTONICS, PA
11 Towne's Hill Road
Lewiston, N.Y. 14606
Tel: (607) 752-2506
Fax: (607) 530-5189

1 of 4

Location Map



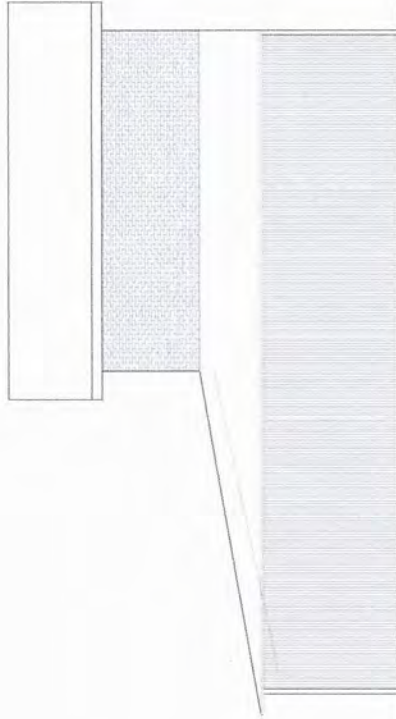
Project Name
**20 GRANT STREET
RENOVATIONS
VILLAGE OF
WALDEN, NY 12856**
Location
Walden, NY 12856

Project Number
08-078/200 GRANT RENOVATIONS
R.D. Date
Description
Issue Number
Drawing Title
Drawing Date

Project Manager
Client Name
Client City
State
Project No.
Drawing No.

Not applicable
Howard A. Pevco, AIA
Howard A. Pevco, AIA
MA 01917FD
01/06/2003
002.02

A-207



PROPOSED ELEVATION EAST
Scale: 1" = 20'-0"



Client:
**GRANT STREET
DEVELOPMENT LLC**
2024 Elmwood Ave. Suite 210
Walden, NY 12586

Architect:
ARCHITECTONICS, PA
11 Young's Hill Road
Walden, NY 12586
Tel: (845) 702-2205
Fax: (845) 539-5145

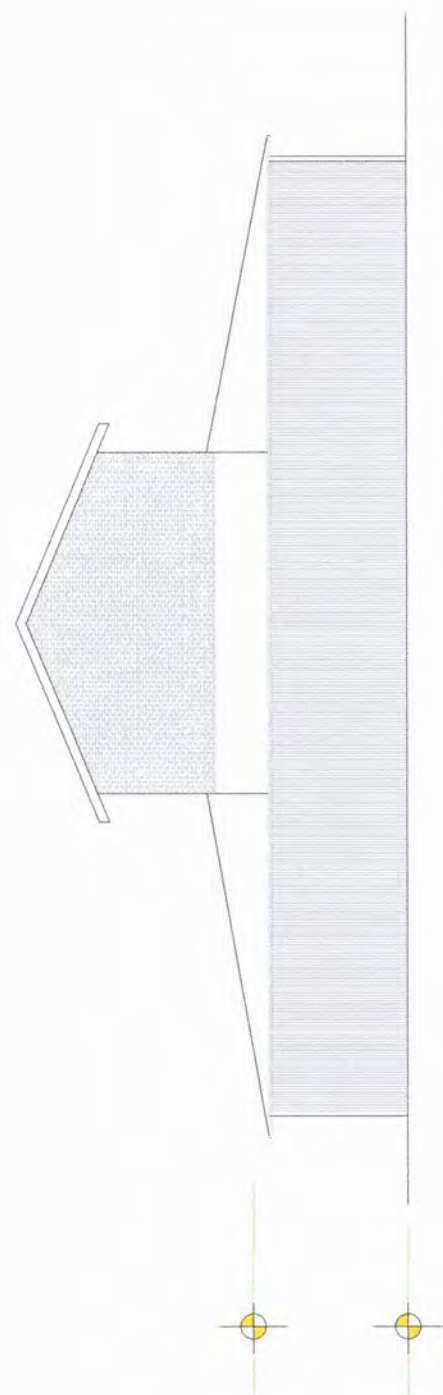
Project Name:
**29 GRANT STREET
RENOVATIONS
VILLAGE OF
WALDEN, NY 12586**
Location:
29 Grant Street
Walden, NY 12586



Project Manager: [Blank]
Design Date: 08/07/2024
Scale: 1/4" = 1'-0"
Sheet/Total: 1/1

Project No.: 2024-001
Revision No.: 001-01
Client: Grant Street Development LLC
Architect: Architectonics, PA
Project No.: 2024-001
Revision No.: 001-01

A-208



(A) PROPOSED ELEVATION SOUTH
Scale: 1/4" = 1'-0"

**GRANT STREET
DEVELOPMENT LLC**
2504 Elmwood Ave. Suite 210
Rochester, N.Y. 14618

ARCHITECTONICS, PA
11 Towne's Hill Road
Lispenhatch, N.Y. 12758
Tel: (845) 531-5100
Fax: (845) 531-5185

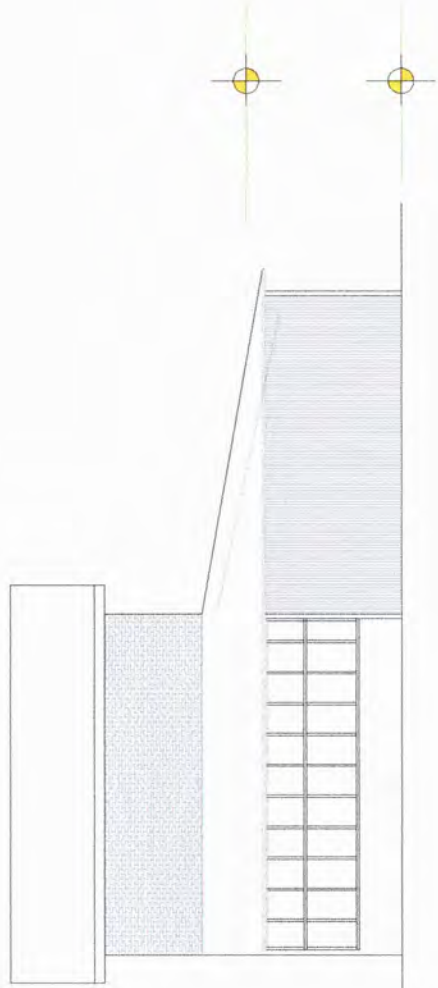


**28 GRANT STREET
RENOVATIONS
VILLAGE OF
WALDEN, NY 12856**
LOCATION:
28 GRANT ST., WALDEN,
NY 12856

Project Name: 28 GRANT STREET RENOVATIONS
Client: GRANT STREET DEVELOPMENT LLC
Architect: ARCHITECTONICS, PA
Date: 01/24/2013
Project No.: 002-22
Drawing No.:

Project Manager: David R. Smith, AIA
Architect: Michael A. Bero, AIA
Contractor: Michael A. Bero, AIA
Status: ALL SITES
Date: 01/24/2013
Project No.: 002-22
Drawing No.:

A-209



A PROPOSED ELEVATION WEST
Scale: 1/4" = 20'-0"











