



County of Chautauqua Industrial Development Agency

APPLICATION FOR FINANCIAL ASSISTANCE

Please respond to all questions in this Application for Financial Assistance (the "Application") by, as appropriate: filling in blanks; checking the applicable term(s); attaching additional text (with appropriate notations, such as "see Schedule 2(A), etc."); or writing "N.A.", signifying "not applicable".

The following amounts are payable to the County of Chautauqua Industrial Development Agency (the "Agency") at the time this Application is submitted to the Agency: (i) a \$1,000 non-refundable application fee (the "Application Fee"); and (ii) a \$1,000 expense deposit for the Agency's Transaction/Bond Counsel fees and expenses (the "Counsel Fee Deposit"). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the "Project"). In the event that the subject transaction does not close for any reason, the Agency may use all or any part of the Counsel Fee Deposit, to defray the cost of Transaction/Bond Counsel fees and expenses with respect to the Project. In the event that the subject transaction closes, the Counsel Fee Deposit shall be credited against the applicable expenses incurred by the Agency with respect to the Project.

- Please contact the CCIDA Main Office @ (716) 661-8900 with any questions relative to the application content and/or process.

PART I: APPLICANT

Name: 401 Central, LLC
 Address: 3083 William Street , Buffalo, NY 14227
 Phone: 716 240-9177
 NY State Dept. of Labor Reg #: _____
 Federal Employer ID #: 99-3413689
 NAICS Code #: NAICS 531 NAICS 532
 NAICS Sector: Real estate Rental and Leasing Services:
 NAICS Industry: Real Estate
 Website: NA

Nature of business (goods to be sold, manufactured, assembled or processed, services rendered):
 mixed use residential and commercial

Contact Name: Leo Crewson
 Title: Agent
 Phone Number: 716-574-0690
 E-Mail: LeoC@tsampeak.com

- Business Type:
- Sole Proprietorship
 - General Partnership
 - Limited Partnership
 - Limited Liability Company
 - Privately Held Corporation
 - Publicly Held Corporation
 - Not-for-Profit Corporation

State/Year of Incorporation/Organization: 2024
 Qualified to do Business in New York (Yes or No): Yes

Owners of 20% or more of Applicant:

Name	%
Gary Crewson	100%

PART II: PROJECT

Address of proposed project facility: 401-403 Central Avenue
 Dunkirk, NY 14048 and Lark Street, Dunkirk Ny 14048
 Tax Map Parcel Number(s): SBL 79.14-7-9: (Lark) 79.14-7-8
 City/Town/Village(s): City of Dunkirk
 School District(s): Dunkirk
 Current Legal Owner: Dunkirk Local Development Corp.
 Contract to purchase (Yes or No): Yes
 Date of purchase: TBD
 Purchase price: \$ 95,000

Present use of the Project site: vacant bank building

What are current real estate taxes on the Project site?
 County/Town: \$: 401- \$3,391.42 - (Lark) Central \$81.65
 City/Village: \$ 401-\$4,892.40 LARK - 6 #117.78
 School: \$ 401- \$7,250.84 (Lark)- \$174.55

Are tax cert. proceedings currently pending with respect to the Project real property?
 YES NO

Proposed User(s)/Tenant(s) of the Facility
 (Complete for each User/Tenant for additional User/Tenants of the Company, use space at the end of this section)
 Company Name: TBD
 Address: _____
 City/State/Zip: _____
 Tax ID No.: _____
 Contact Name: _____
 Title: _____
 Phone Number: _____
 E-Mail: _____

% of facility to be occupied by User/Tenant:
 100

Relationship to the Applicant:
 none

OFFICERS OF APPLICANT

Name:	Title:
Gary Crewson	Managing Member
_____	_____
_____	_____
_____	_____

Owners of 20% or more of User/Tenant:

Name	%	Corporate Title
TBD		

APPLICANT'S LEGAL COUNSEL:

Firm name: Hurwitz Fine PC
Address: The Liberty Building 424 Main Street, Suite 1300 Buffalo, NY 14202
Contact: Amber E. Storr
Phone: 716.849.8900 x118
Fax: 716.855.0874
E-Mail: Amber E. Storr AES@hurwitzfine.com

Type of Proposed Project (check all that apply):

- New Construction of a Facility
Square footage: _____
- Addition to Existing Facility
Square footage of existing facility: _____
Square footage of addition: _____
- Renovation of Existing Facility
Square footage of area renovated: 10,855 (bldg) with land 3,900sq ft (total ~15,000sq ft)
Square footage of existing facility: 10,855
- Acquisition of Land/Building
Acreage/square footage of land: 8945 sq. ft.
Square footage of building: 10,855 sq.ft. including basement
- Acquisition of Furniture/Machinery/Equipment
List principal items or categories:

- Other (specify): _____

Briefly describe the purpose of the proposed Project, the reasons why the Project is necessary to the Applicant and why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations:

The project involves the adaptive reuse of a vacant and abandoned former bank branch office located in Dunkirk's central business district. The building was selected for DRI funding; primarily due to its CBD prominent location.

The building has been vacant for many years and is need of many improvements including, new roof, hvac and electrical upgrades masonry repairs

The building will be converted to approx. 1800 ~ 2800 sf of commercial/retail and the remainder residential market rate apartments and parking, and 5 residential units. - approx. 6,500 sq ft.

Please list Affiliates/Parents/Subsidiary Entities to Applicant (attach organization chart if necessary)

PART III. CAPITAL COSTS OF THE PROJECT

A. Provide an estimate of Project Costs of all items listed below:

Item	Cost
1. Land and/or Building Acquisition:	95,000
2. Building Demolition:	150,000 (interiors)
3. Construction/Reconstruction/Renovation:	<u>1,530,000</u>
4. Site Work:	<u>30,000</u>
5. Infrastructure Work:	<u>75,000</u>
6. Furniture, Equipment, Machinery:	<u>65,000</u>
7. Architectural/Engineering Fees:	<u>70,000</u>
8. Applicant's Legal Fees:	<u>25,000</u>
9. Financial Fees:	<u>50,000</u>
10. Other Professional Fees:	<u>165,000 accounting and construction manager</u>
11. Other Soft Costs (describe):	<u>5% contingency 106,000</u>
12. Other (describe):	<u>marketing and leasing fees \$45,000</u>
Total Project Costs:	<u>\$ 2,406,000</u>

B. Estimated Sources of Funds for Project Costs:

Source	Source
1. Tax-Exempt IDA Bonds:	<u>No</u>
2. Taxable IDA Bonds:	<u>No</u>
3. Conventional Mortgage Loans:	<u>\$1,800,000</u>
4. SBA or other Governmental Financing Identify: _____	<u>No</u>
5. Other Public Sources (e.g., grants, tax credits): Identify: <u>DRI funds \$900,000, ESD, \$150,000</u>	<u>1,050,000 (paid in arrears @ mo after completion)</u>
6. Other Public Agency Loans:	<u>No</u>
7. Other Private Loans:	<u>No</u>
8. Equity Investment: (Excluding equity attributable to grants/tax credits)	<u>\$606,000</u>
Total Funding:	<u>\$ 2,406,000</u>

What percentage of the total project costs are funded/financed from public sector sources: 45 %

C. Requested Financial Assistance

Tax-Exempt Bonds:	<u>\$ No</u>
Taxable Bonds:	<u>\$ No</u>
Estimated Value of Sales Tax Benefit: (i.e., gross amount of cost of goods and services that are subject to state and local sales and use taxes multiplied by [8.0%])	<u>\$ 80% of 1.8mm is 1,080,000 x 8% (\$86,400)</u>
Estimated Value of Mortgage Tax Benefit: (i.e., principal amount of mortgage loans multiplied by [1.25%])	<u>\$ 22,500</u>

Estimated CCIDA PILOT Property Tax Benefit:

Type: adaptive reuse

Term: 15 yrs

Schedule Requested: yes

Deviation? Yes No

Will the proposed Project utilize a property tax exemption benefit other than from the Agency: no
(if so, please describe requested type, term and schedule)

Existing Total Annual Property Taxes on Land and Building: \$ 15,908.74

Estimated Additional Property Taxes on completed Project over the requested PILOT term (without Agency financial assistance): \$ 812,880

Other (specify): _____

NOTE: Upon acceptance of this Application by the Agency, the Agency's staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit/Cost utilizing anticipated tax rates and assessed valuation, make an estimate of the allocation of PILOT payments among the affected tax jurisdictions, and attach such information as Exhibit A hereto.

The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to undertake and document the total amount of capital investment as set forth in this Application.

D. Status of Expenses

Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? If YES, describe particulars on a separate sheet.

YES

NO

E. Existing Operations

Does the Applicant or any User(s)/Tenant(s) currently operate in the County? If YES, describe such operations, including whether the proposed Project will result in the relocation or abandonment of such other operation(s).

No

PART IV: COST-BENEFIT ANALYSIS

Provide the current annual payroll in Chautauqua County. Then, estimate projected payroll in years 1, 2, and 3, after completion of Project.

	<u>Present</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Full Time:	\$ 0	\$ 50,000	\$ 152,000	\$ 255,000
Part Time:	\$ 0	\$ 25,000	\$ 25,000	\$ 50,000

If the Applicant presently operates in Chautauqua County, provide the current number of employees in the following occupations. Then, estimate the projected Full Time Equivalent ("FTE") employees as indicated following completion of the Project:

Current and Planned Occupations	Present Jobs Per Occupation	Est. FTEs Post-Completion:			Est. # of County Residents. by yr. 3
		1 year	2 years	3 years	
Management	0	1	1	2	2
Professional	0	0	1	1	1
Administrative	0	1	1	1	1
Production	0	0	0	0	0
Supervisor	0	0	1	1	1
Laborer	0	0	1	1	1
Independent Contractor	0	0	1	1	1
Other (describe)	0	0	0	0	0

List the average salaries or provide ranges of salaries for the following categories of jobs (on a full-time equivalency basis) projected to be retained/created in Chautauqua County because of the proposed Project:

Category of Jobs to be Retained/Created:	Average Salary or Range of Salary:	Average Fringe Benefits or Range of Fringe Benefits:
Management	80-100K	28-42%
Professional	65-125K	28-42%
Administrative	35-40K	28-42%
Production	0	0
Supervisor	50-65K	28-42%
Laborer	40-45K	0-28%
Independent Contractor ¹	100K	28-42%
Other	0	0

Please indicate the number of temporary construction jobs anticipated to be created in connection with the acquisition, construction, and/or renovation of the Project: ²⁴ _____

Please note that the Agency may utilize the foregoing employment projections, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to retain the above number of jobs, types of occupations and amount of payroll with respect to the proposed project.

¹NOTE: The Agency converts part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

²⁴As used in this chart, this category includes employees of independent contractors.

What percentage of the Applicant's total dollar amount of production, sales or services (including production, sales or services rendered following completion of the Project) are made to customers outside the economic development region (i.e., Western New York)?

25 %

Describe any municipal revenues that will result from the Project (excluding any PILOT payments):

new tax base, new commercial operations in currently vacant building, new modern, market rate housing

new water, sewer fee revenue, more people on Central Avenue patronizing other local business.

What is the estimated aggregate annual amount of goods and services to be purchased by the Applicant for each year after completion of the Project, and what portion will be sourced from businesses located in Chautauqua County and the State:

	Amount	% Sourced in Chautauqua County	% Sourced in State
Year 1	\$ 25,000	30	90
Year 2	\$ 28,000	35	90
Year 3	\$ 30,000	35	90

Describe, if applicable, other benefits to the Chautauqua County anticipated as a result of the Project, including a projected annual estimate of additional sales tax revenue generated, directly and indirectly, as a result of undertaking the project:

Remove blight by the rehabilitation of a once prominent building in the heart of the City of Dunkirk's central business district.

If applicable, has construction/reconstruction/renovation work on the Project begun? If YES, indicate the percentage of completion:

- 1. (a) Site clearance YES NO _____% complete
- (b) Environmental Remediation YES NO _____% complete
- (c) Foundation YES NO _____% complete
- (d) Footings YES NO _____% complete
- (e) Steel YES NO _____% complete
- (f) Masonry YES NO _____% complete
- (g) Interior YES NO _____% complete
- (h) Other (describe below): YES NO _____% complete

If NO to all of the above categories, what is the proposed date of commencement of construction, reconstruction, renovation, installation or equipping of the Project?

Provide an estimated time schedule to complete the Project and when first use of the Project is expected to occur:

Abatement and interior demolition will occur once we have obtained proper permits and have closed on the building estimated by August 15th, 2024

Renovations to begin upon receipt of approved site plan and architectural drawing and the issuance of a building permit, expected late August/Early September 2024

Completion date 12 months target date September 1st, 2025

PART V: QUESTIONS

Please answer the following questions. If the answer is "YES" to any question, please provide details in the space provided at the end of the section.

1. Is the Project reasonably necessary to preserve the competitive position of the Applicant, or of a proposed user, occupant or tenant of the Project, in its industry?

YES NO

2. Is the Project reasonably necessary to discourage the Applicant, or a proposed user, occupant or tenant of the Project, from removing such plant or facility to a location outside of the State of New York?

YES NO

3. Is there a likelihood that the proposed Project would not be undertaken by the Applicant but for the granting of the financial assistance by the Agency? (If yes, explain; if no, explain why the Agency should grant the financial assistance with respect to the proposed Project).

YES NO

4. The Applicant certifies that the provisions of Section 862(1) of the General Municipal Law will not be violated if financial assistance is provided by the Agency for the proposed Project.

YES NO

5. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)? If "yes" please complete and attach to the Application.

YES NO

** Applicants should consult Exhibit B in order to determine which version of the New York State Environmental Assessment Form must be submitted with this Application.

6. Will customers personally visit the Project site for "retail sales" of Goods and/or Services? "Retail Sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State primarily engaged in the retail sale of tangible personal property, as defined in section 1101(b)(4)(i) of the Tax Law of the State, or (ii) sales of a service to such customers.

Sales of Goods: YES NO
Sales of Services: YES NO

** If the answer to both is "No" please continue to the next page; if the answer to either is "Yes" please answer the four (4) remaining questions.

7. What percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) 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?

28 %

8. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Western New York) in which the Project is or will be located?

YES NO

9. 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 NO

10. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) 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 (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

YES NO

CERTIFICATIONS AND ACKNOWLEDGMENTS
OF THE APPLICANT

The undersigned, being duly sworn, deposes and says, under penalties of perjury, as follows: that I am the chief executive officer or other representative authorized to bind the Applicant named in the attached application for financial assistance ("Application") and that I hold the office specified below my signature at the end of this Certification and Agreement, that I am authorized and empowered to deliver this Certification and Agreement and the Application for and on behalf of the Applicant, that I am familiar with the contents of said Application (including all schedules, exhibits and attachments thereto), and that said contents are true, accurate and complete to the best of my knowledge and belief.

The grounds of my belief relative to all matters in the Application that are not based upon my own personal knowledge are based upon investigations I have made or have caused to be made concerning the subject matter of this Application, as well as upon information acquired in the course of my duties and from the books and records of the Applicant.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that the Applicant hereby releases the County of Chautauqua Industrial Development Agency, its members, officers, servants, attorneys, agents and employees (collectively, the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend (with counsel selected by the Agency) and hold the Agency harmless from and against any and all liability, damages, causes of actions, losses, costs or expenses incurred by the Agency in connection with: (A) examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the financial assistance requested therein are favorably acted upon by the Agency, (B) the acquisition, construction, reconstruction, renovation, installation and/or equipping of the Project by the Agency, and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, (i) all fees and expenses of the Agency's general counsel, bond counsel, economic development consultant, real property tax valuation consultant and other experts and consultants (if deemed necessary or advisable by the Agency), and (ii) all other expenses incurred by the Agency in defending any suits, actions or proceedings that may arise as a result of any of the foregoing. If, for any reason whatsoever, 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 Applicant is unable to find buyers willing to purchase the total bond issue required or is unable to secure other third party financing or otherwise fails to conclude the Project, then upon presentation of an invoice by the Agency, its agents, attorneys or assigns, the Applicant shall pay to the Agency, its agents, attorneys or assigns, as the case may be, all fees and expenses reflected in any such invoice.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that each of the Agency's general counsel, bond counsel, economic development consultant, real property tax valuation consultant and other experts and consultants is an intended third-party beneficiary of this Certification and Agreement, and that each of them may (but shall not be obligated to) enforce the provisions of the immediately preceding paragraph, whether by lawsuit or otherwise, to collect the fees and expenses of such party or person incurred by the Agency (whether or not first paid by the Agency) with respect to the Application.

FIRST:

The Applicant hereby certifies that, if financial assistance is provided by the Agency for the proposed project, no funds of the Agency (i) shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant or for the purpose of advertising or promotional materials which depict elected or appointed government officials in either print or electronic media, (ii) be given to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State

SECOND:

The Applicant hereby certifies that no member, manager, principal, officer or director of the Applicant or any affiliate thereof has any blood, marital or business relationship with any member of the Agency (or any member of the family of any member of the Agency).

THIRD:

The Applicant hereby certifies that neither the Applicant nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners (other than equity owners of publicly-traded companies), nor any of their respective employees, officers, directors, or representatives (i) is a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury, including those named on OFAC's Specially Designated and Blocked Persons List, or under any statute, executive order or other governmental action, or (ii) has engaged in any dealings or transactions or is otherwise associated with such persons or entities.

FOURTH:

The Applicant hereby acknowledges that the Agency shall obtain and hereby authorizes the Agency to obtain credit reports and other financial background information and perform other due diligence on the Applicant and/or any other entity or individual related thereto, as the Agency may deem necessary to provide the requested financial assistance.

FIFTH:

The Applicant hereby certifies, under penalty of perjury, that each owner, occupant or operator that would receive financial assistance with respect to the proposed Project is in substantial compliance with applicable federal, state and local tax, worker protection and environmental laws, rules and regulations.

SIXTH:

The Applicant hereby acknowledges that the submission to the Agency of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the recapture from the Applicant of an amount equal to all or any part of any tax exemption claimed by reason of the Agency's involvement in the Project.

SEVENTH:

The Applicant hereby certifies that, as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to, the provisions of Section 859-a and Section 862(1) thereof.

EIGHTH:

Upon successful closing of the required bond issue or other form of financing or Agency assistance, the Applicant shall pay to the Agency an administrative fee set by the Agency (which amount is payable at closing) in accordance with the following schedule:

- (A) All Initial Transactions - One-Hundred basis points (1.00%) of Total Project Costs
 - a. This fee applies to all Initial Transactions except for certain small solar or wind energy systems or farm waste energy systems under RPTL §487, for which the Agency collects no fee (other than Counsel fees).
- (B) Refunding/Assumptions/Modifications: Agency fee shall be determined on a case-by-case basis.

The Agency's bond counsel fees and expenses are payable at closing and are based on the work performed in connection with the Project.


The Agency's bond counsel's fees, general counsel fee and the administrative fees may be considered as a cost of the Project and included as part of any resultant financing, subject to compliance with applicable law.

Regardless of the success of this Application or whether the hoped-for Financial Assistance is realized, Applicant agrees to pay all costs in connection with any efforts by the Agency on behalf of the Applicant including any fees and expenses of the Agency's general counsel, bond counsel, and all applicable recording, filing or other related fees, taxes and charges upon receipt and review of the Application, securing necessary approvals, closing the necessary transaction, and/or terminating any transaction entered into by the Applicant and the Agency.

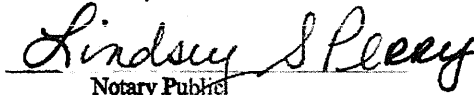
NINTH:

The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent to or within the immediate vicinity of the Project site is or has been identified as a site at which hazardous substances are being or have been used, stored, treated, generated, transported, processed, handled, produced, released or disposed of. The Applicant will be required to secure the written consent of the owner of the Project site to such inquiries (if the Applicant is not the owner), upon request of the Agency.

I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York, if applicable, and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant, the Agency shall have no liability or responsibility as a result of the inability of the Agency to issue and deliver tax-exempt bonds for the benefit of the Applicant.


Name: Gary Brewson
Title: Managing Member

Subscribed and affirmed to me this 18
day of July, 2024


Notary Public

LINDSEY S PERRY
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01PE6209487
COMM. EXP. 07/27/2025

The Agency's acceptance of this Application for consideration does not constitute a commitment on the part of the Agency to undertake the proposed Project, to grant any financial assistance with respect to the proposed Project, or to enter into any negotiations with respect to the proposed Project.

Information provided herein may be subject to disclosure under the New York Freedom of Information Law (New York Public Officers Law § 84 et seq.) ("FOIL"). If the Applicant believes that a portion of the material submitted with this Application is protected from disclosure under FOIL, the Applicant should mark the applicable section(s) or page(s) as "confidential" and state the applicable exception to disclosure under FOIL.

July 17th 2024

DATE

Exhibit B

State Environmental Quality Review Act Compliance Checklist

The County of Chautauqua Industrial Development Agency ("CCIDA"), pursuant to the State Environmental Quality Review Act ("SEQRA"), must evaluate the environmental impacts of a project before deciding whether to undertake the project. The below checklist is intended to aid Applicants in determining which version of NYSDEC's Environmental Assessment Form ("EAF"), available on NYSDEC's website, to submit as a part of a complete application package to the CCIDA.

If one or more of the below items applies to the project, then a Full EAF must be prepared for submission. If none of the below items apply, then a Short EAF may be submitted. Please note that the below list is not exhaustive, and Applicants who have completed a short EAF may be required to fill out a Full EAF upon review of the project information by the CCIDA. Applicants should consult with their engineers and consultants to aid them in preparing the EAF.

Does the project involve:

- activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds:
 - a project or action that involves the physical alteration of 10 acres?
 - a project or action that would use ground or surface water in excess of 2,000,000 gallons per day?
 - parking for 500 vehicles?
 - a facility with more than 100,000 square feet of gross floor area?
- the expansion of existing nonresidential facilities that meet or exceed any of the following thresholds:
 - a project or action that involves the physical alteration of 5 acres?
 - a project or action that would use ground or surface water in excess of 1,000,000 gallons per day?
 - parking for 250 vehicles?
 - a facility with more than 50,000 square feet of gross floor area?

activities which meet at least one of the criteria in both Columns A and B below:

o Column A:

- occurring wholly or partially within an agricultural district certified by Agriculture and Markets?
- occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the State or National Register of Historic Places, or has been determined by the Commissioner of the Office of Parks, Recreation and Historic Preservation to be eligible for listing?
- occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Natural Landmarks?

o Column B:

- activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds:
 - a project or action that involves the physical alteration of 2.5 acres?
 - a project or action that would use ground or surface water in excess of 500,000 gallons per day?
 - parking for 125 vehicles?
 - a facility with more than 25,000 square feet of gross floor area?
- the expansion of existing nonresidential facilities that meet or exceed any of the following thresholds:
 - a project or action that involves the physical alteration of 1.25 acres?
 - a project or action that would use ground or surface water in excess of 250,000 gallons per day?
 - parking for 63 vehicles?
 - a facility with more than 12,500 square feet of gross floor area?

617.20
Appendix B
Short Environmental Assessment Form

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			
410 Central, LLC			
Name of Action or Project: Adaptative reuse- renovations			
Project Location (describe, and attach a location map): 401 -403 Central Avenue and Lark Street, Dunkirk NY 14048			
Brief Description of Proposed Action: <i>GUT RENOVATION / DEMOLITION OF INTERIORS INCLUDE NEW ROOF, MECH, ELECTRICAL, PLUMBING, SPRINKLERS, NEW FLOORING, HIGH END FINISHES, UPGRADE PARKING, LANDSCAPING, FIRE/SECURITY ALARM. - STRUCTURAL REPAIRS (MINOR)</i>			
Name of Applicant or Sponsor: 410 Central, LLC		Telephone: <small>716-574-0800</small>	
		E-Mail: <small>Leac@leampeak.com</small>	
Address: 3083 William Street			
City/PO: Buffalo	State: NY	Zip Code: 14227	
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
			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
City of Dunkirk building permit, NYS DRI, NYS ESD			X
3.a. Total acreage of the site of the proposed action?		<u>1/8th or .23</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1/8th or .23</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <u>urban, commercial, residential</u> <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO		YES X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	X	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO		YES X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO		YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO		YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? <i>Building is not on register, but is located within a historic district.</i>	NO		YES X
b. Is the proposed action located in an archeological sensitive area?		X	
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	X	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: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	X	YES
16. Is the project site located in the 100 year flood plain?	NO	X	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	X	YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ connected to the City storm water system <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			X

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <small>EAF mapper pre checked yes, however, the applicant is not aware of any previous remediation, nor have they witnessed any previous or ongoing remediation in any proximity to the site or nearby.</small> _____ _____	NO	YES
		X
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>401 Central LLC</u>	Date: <u>July 17th</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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)?		

	No, or small impact may occur	Moderate to large impact may occur
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?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Dunkirk, NY - Profile data - Census Reporter

Poverty

24.9%

Persons below poverty line

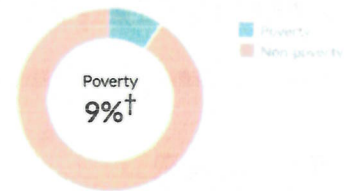
about 1.4 times the rate in the Jamestown-Dunkirk-Fredonia, NY Micro Area: 17.5%
nearly double the rate in New York: 13.6%

Children (Under 18)



Show data / Embed

Seniors (65 and over)



Show data / Embed

Poverty

The percentage of total households living below the poverty line ranges from 13% to 25% across the four geographies. Both the City of Dunkirk and City of Jamestown have a significantly higher percentages of households living below the poverty line, at 25% and 24% respectively, compared to 17% of County households and 13% of State households.

Households Below Poverty Level, 2021

	Number	Percent
Chautauqua County	8,828	17.0%
Dunkirk	1,481	25.0%
Jamestown	2,971	24.0%
NYS	1,011,603	13.0%

Source: ACS 2017-2021 Estimates

Dunkirk, NY

Place in: [Chautauqua County, NY](#), [Jamestown-Dunkirk-Fredonia, NY Micro Area](#), [New York, United States](#)

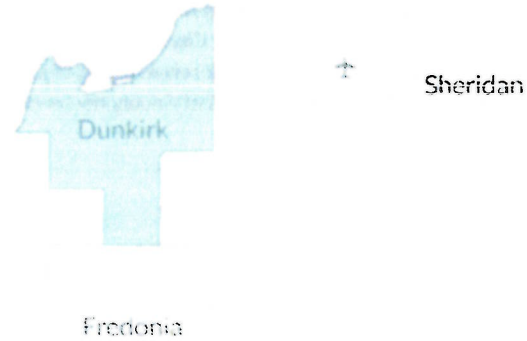
12,668

Population

4.5 square miles

2,787.4 people per square mile

Census data: ACS 2022 5-year unless noted



Income

\$27,775 ±\$1,913
Per capita income

about 90 percent of the amount in the Jamestown-Dunkirk-Fredonia, NY Micro Area: \$30,718 ±\$740

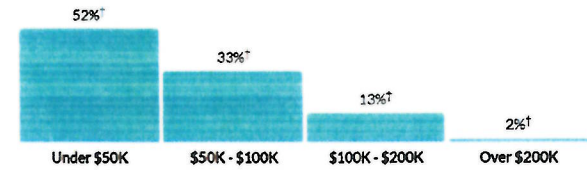
about three-fifths of the amount in New York: \$47,173 ±\$209

\$46,800
Median household income

about 90 percent of the amount in the Jamestown-Dunkirk-Fredonia, NY Micro Area: \$54,625

about three-fifths of the amount in New York: \$81,386

Household income



[Hide data](#) / [Unfold](#)

Household income (Table B19001) [View table](#)

Column	Dunkirk		Jamestown-Dunkirk-Fredonia, NY Micro Area		New York							
Under \$50K	52.4% [†]	±6.3%	3,020	±389.4	46.2%	±1.9%	24,672	±1,040.5	32.7%	±0.2%	2,486,321	±14,284.5
\$50K - \$100K	32.7% [†]	±4.9%	1,887	±293.4	30.2%	±1.0%	16,120	±794.6	25.7%	±0.2%	1,950,592	±11,887.4
\$100K - \$200K	13.3% [†]	±3.3%	765	±191.1	20.1%	±1.2%	10,727	±634.1	26.5%	±0.2%	2,014,111	±13,520.6
Over \$200K	1.6% [†]	±0.9%	94	±54	3.5% [†]	±0.2%	1,886	±273	15.2%	±0.1%	1,153,499	±8,907

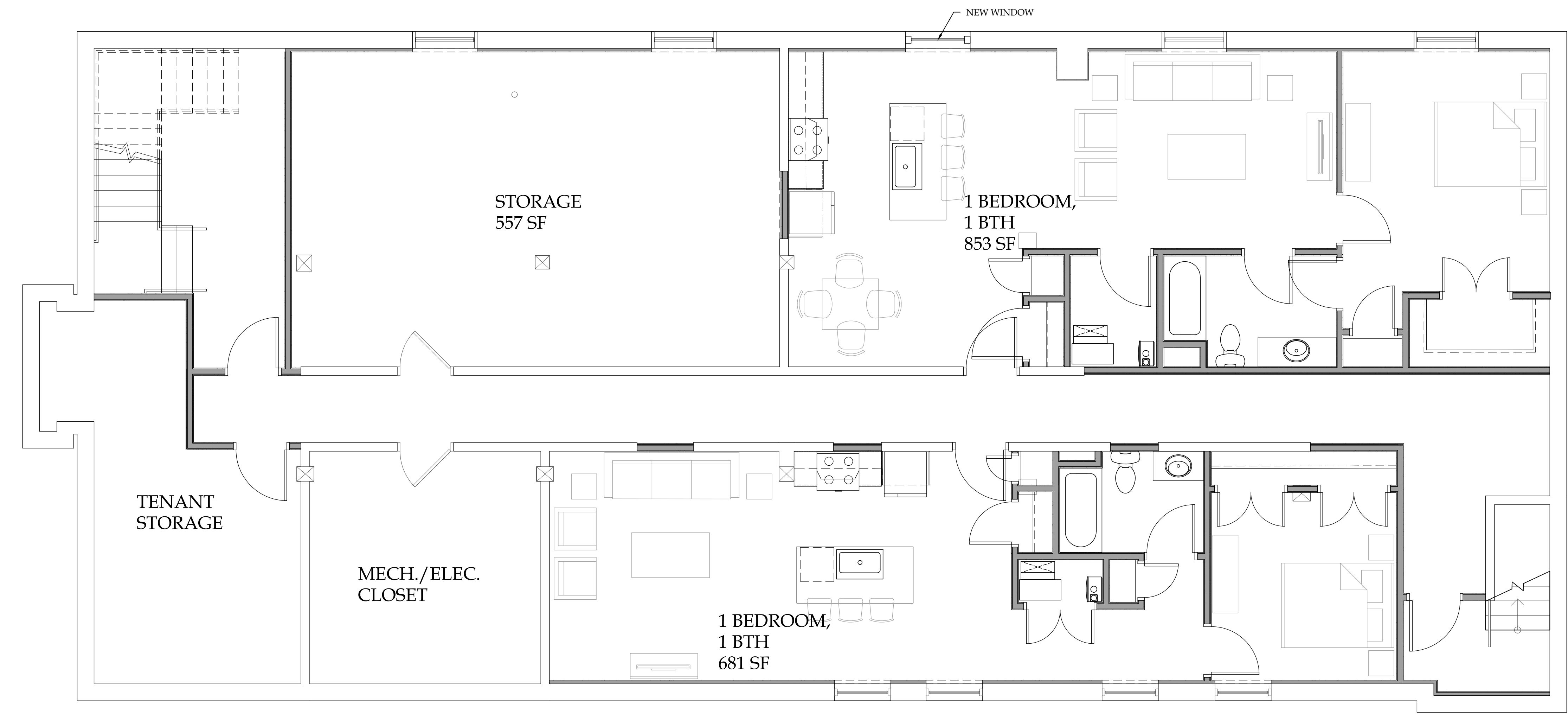
[Hide data](#)

1 2 3 4 5 6

E
D
C
B
A

UNIT COUNT		
SQUARE FOOTAGE	NET	GROSS
LOWER LEVEL FLOOR	3271	3537
FIRST FLOOR	3235	3676
SECOND FLOOR	3232	3672
TOTAL	9738	10885

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MIXED USE BUILDING

401 CENTRAL AVENUE DUNKIRK

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
LOWER LEVEL FLOOR PLAN



SILVESTRI ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: **24009.01** DATE: **07-15-24**

DRAWING #: **A-100**

A1 LOWER LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"

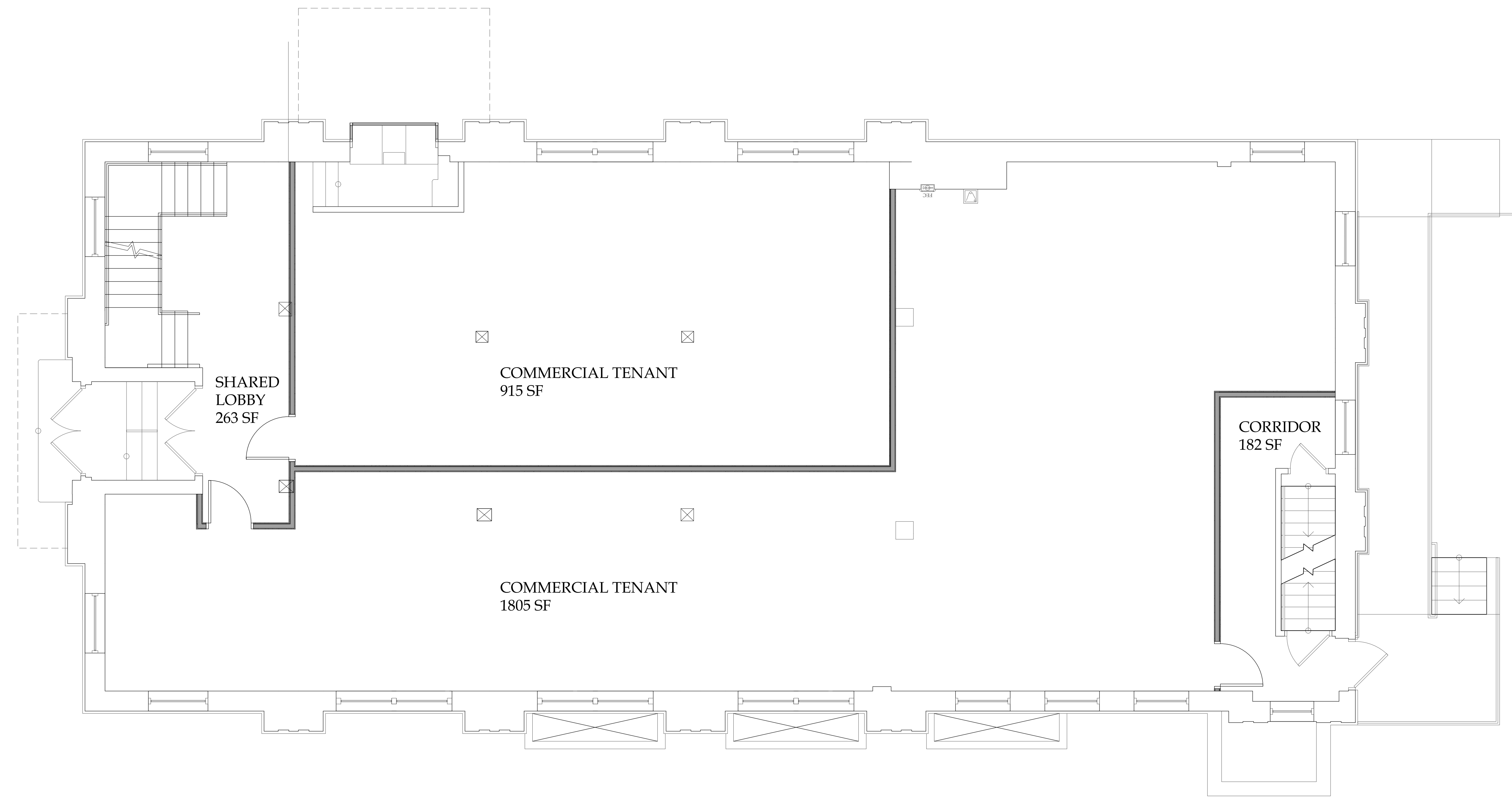
1 2 3 4 5 6

1 2 3 4 5 6

E
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UNIT COUNT		
SQUARE FOOTAGE	NET	GROSS
LOWER LEVEL FLOOR	3271	3537
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MIXED USE BUILDING

401 CENTRAL AVENUE DUNKIRK

ISSUE:

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SEAL:

TITLE:
FIRST FLOOR PLAN - OPTION A



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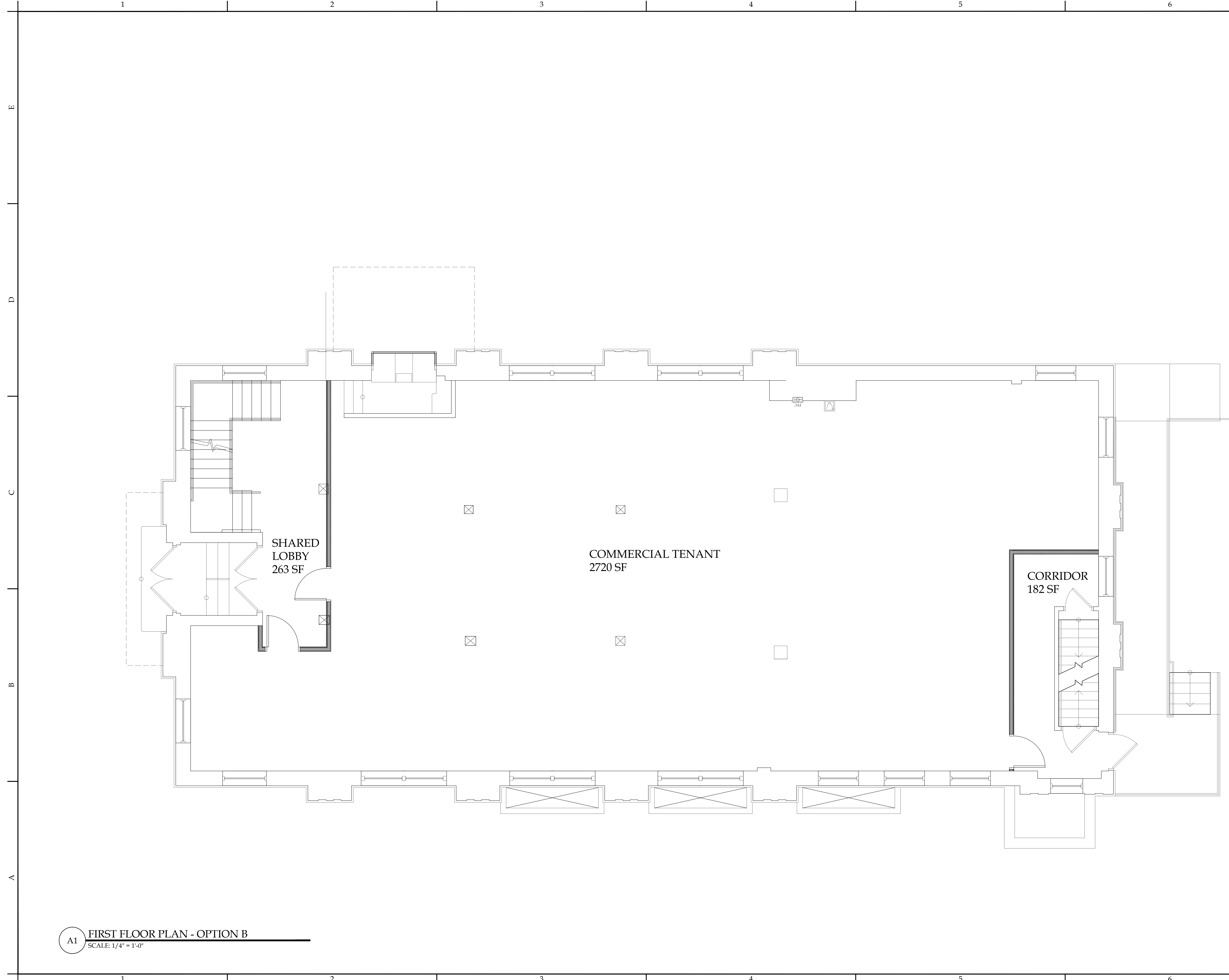
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SA JOB #: **24009.01** DATE: **07-15-24**

DRAWING #: **A-101**

A1 FIRST FLOOR PLAN - OPTION A
 SCALE: 1/4" = 1'-0"

1 2 3 4 5 6



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MIXED USE BUILDING

401 CENTRAL AVENUE DUNKIRK

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
FIRST FLOOR PLAN - OPTION B



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DRAWING #: **A-101.1**

FIRST FLOOR PLAN - OPTION B
 SCALE: 1/4" = 1'-0"

1

2

3

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5

6

E

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C

B

A

UNIT COUNT		
SQUARE FOOTAGE	NET	GROSS
LOWER LEVEL FLOOR	3271	3537
FIRST FLOOR	3235	3676
SECOND FLOOR	3232	3672
TOTAL	9738	10885

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MIXED USE BUILDING

401 CENTRAL AVENUE DUNKIRK

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 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
SECOND FLOOR PLAN

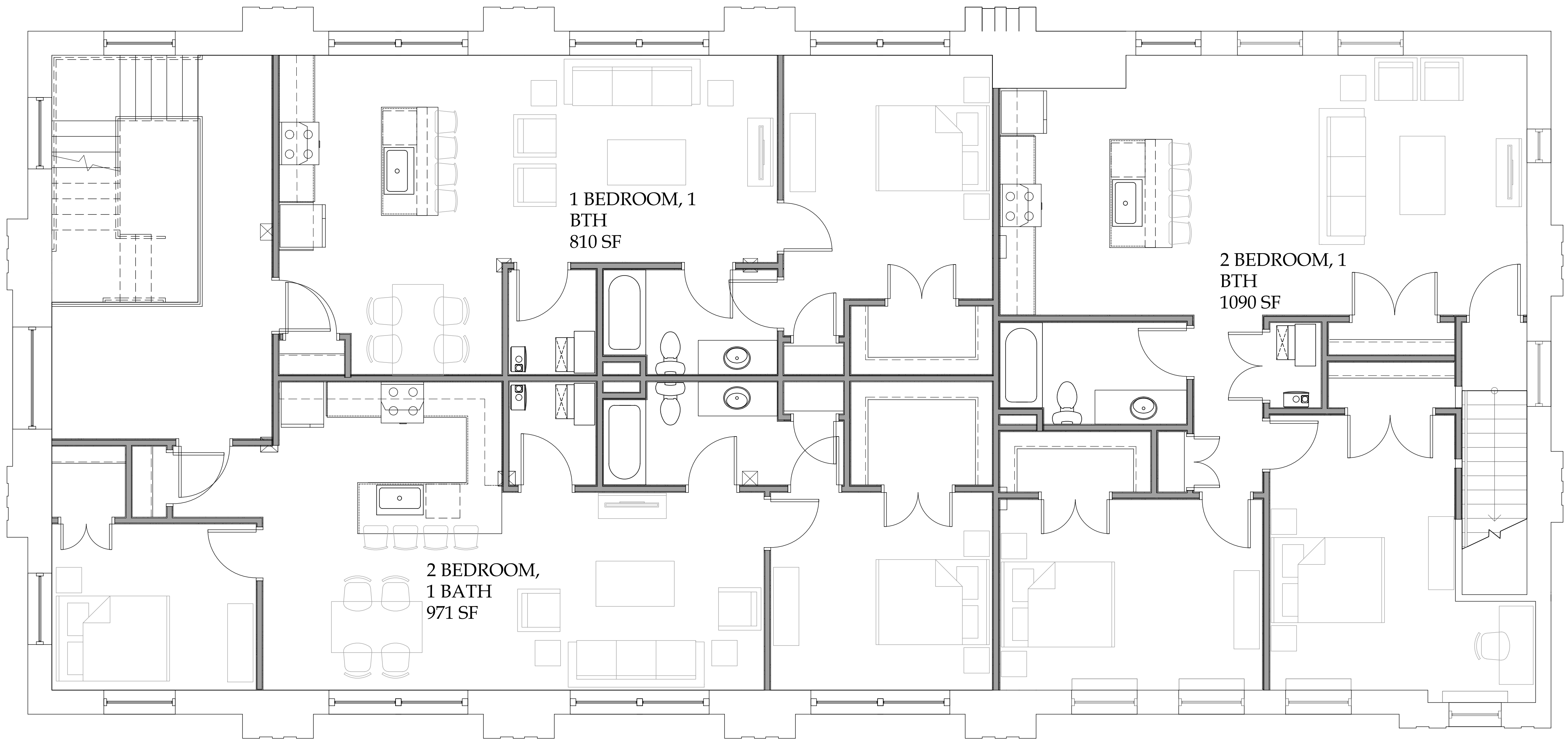


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SA JOB #: 24009.01 DATE: 07-15-24

DRAWING #: **A-102**



A1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

1

2

3

4

5

6

Chautauqua County Industrial Development Agency

MRB Cost Benefit Calculator



Date: July 17, 2024
 Project Title: 401 Central, LLC
 Project Location: 401-403 Central Ave., Dunkirk, NY 14048

Economic Impacts

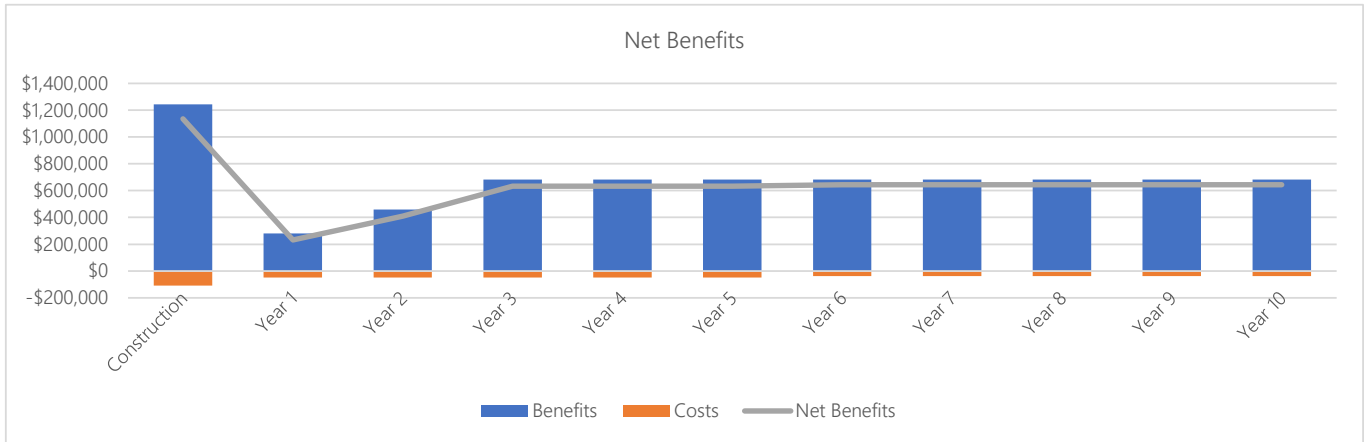
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$2,406,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		18	5	24
Earnings		\$926,951	\$248,217	\$1,175,168
Local Spend		\$2,406,000	\$818,098	\$3,224,098

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		531129	560998	1092127
Earnings		\$5,826,168	\$3,252,437	\$9,078,605

Figure 1



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

Figure 2

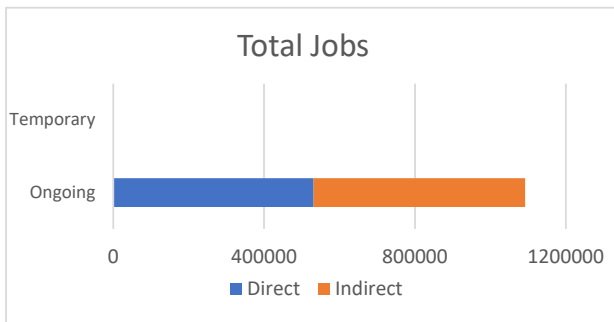
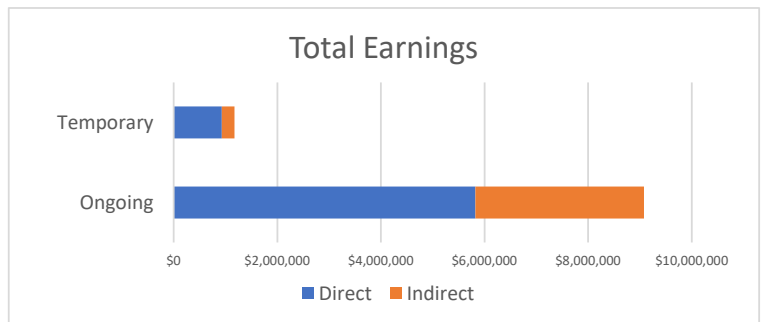


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$569,015	\$496,606
Sales Tax Exemption	\$86,400	\$86,400
Local Sales Tax Exemption	\$43,200	\$43,200
State Sales Tax Exemption	\$43,200	\$43,200
Mortgage Recording Tax Exemption	\$22,500	\$22,500
Local Mortgage Recording Tax Exemption	\$22,500	\$22,500
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$677,915	\$605,506

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$10,325,019	\$8,935,751
To Private Individuals	\$10,253,773	\$8,883,193
Temporary Payroll	\$1,175,168	\$1,175,168
Ongoing Payroll	\$9,078,605	\$7,708,026
Other Payments to Private Individuals	\$0	\$0
To the Public	\$71,246	\$52,558
Increase in Property Tax Revenue	\$5,245	(\$4,685)
Temporary Jobs - Sales Tax Revenue	\$8,226	\$8,226
Ongoing Jobs - Sales Tax Revenue	\$57,775	\$49,016
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$527,421	\$456,986
To the Public	\$527,421	\$456,986
Temporary Income Tax Revenue	\$52,883	\$52,883
Ongoing Income Tax Revenue	\$408,537	\$346,861
Temporary Jobs - Sales Tax Revenue	\$8,226	\$8,226
Ongoing Jobs - Sales Tax Revenue	\$57,775	\$49,016
Total Benefits to State & Region	\$10,852,440	\$9,392,737

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$8,935,751	\$562,306	16:1
State	\$456,986	\$43,200	11:1
Grand Total	\$9,392,737	\$605,506	16:1

*Discounted at 2%

Additional Comments from IDA

New water and sewer fee revenue.

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