ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Meeting Agenda
October 19, 2021

8:00 AM Call to Order the Meeting of the Audit Committee
8:05 AM Call to Order the Meeting of the Finance Committee
8:10 AM Call to Order the Meeting of the Agency

A. Approval of Minutes-September 14 , 2021
B. Treasurer's Report
C. Payment of Bills
D. Conflict of Interest

Action Items

1. **DL Manufacturing, Inc. / Metz Properties LLC (3101-21-04A) Second Meeting**
DL Manufacturing, Inc. and Metz Properties LLC are proposing an expansion to their current facility for warehousing and manufacturing in the Town of Cicero. The applicant is requesting exemption from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

a. A resolution of the Board to authorize adoption of SEQRA determination.
b. A resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Representative: Joseph Markert, President and Owner, DL Manufacturing

2. **TreyJay LOSO, LLC (3101-21-6A) Second Meeting**
TreyJay LOSO, LLC is proposing to develop a 13 individual apartment building complex that will house 248apartment units (one and two bedroom) on Oneida Lake in the Town of Cicero. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording tax.

Agency Action Requested:

a. A resolution of the Board to authorize adoption of SEQRA determination.
b. A resolution of the Board authorizing exemptions from certain sales and use taxes.
c. A resolution of the Board authorizing exemptions from mortgage recording taxes.
d. A resolution of the Board authorizing exemptions from real property taxes.

Representative: James Breuer, Manager, Hueber-Breuer

3. **SSC Cicero LLC (3101-21-02B) Second Meeting**
SSC Cicero LLC is proposing to construct a 5 mega-watt solar project in the Town of Cicero. The applicant is requesting exemptions from real property taxes.

Agency Action Requested:

a. A resolution of the Board to authorize adoption of SEQRA determination.
b. A resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain real property taxes.

Representative: John Switzer, Managing Member, Summit Solar Capitol, LLC

4. **NYCANNA, LLC (3101-21-14A) Initial Meeting**
NYCANNA, LLC is proposing to expand their facility with an expansion of 56,834 square feet of space. The facility is located in the Town of Dewitt (Village of East Syracuse). Agency benefits requested include exemptions from certain sales and use taxes.

Agency Action Requested:

a. A resolution of the Board declaring intent to be the lead agency for purposes of a coordinated review pursuant to SEQRA.
b. A resolution of the Board authorizing a public hearing.

Representative: William Lettier, General Manager, NYCANNA, LLC

5. **RPNY Solar 5, LLC (3101-21-13A) Initial Meeting**
RPNY Solar 5, LLC is proposing a 1.6 MW Solar energy system farm located on 6.95 acres in the Town of Manlius. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Requested:

a. A resolution of the Board authorizing a public hearing.

Representative: Brian Madigan, Project Developer, Renewable Properties

6. **Armoured One, LLC / North Midler Properties, LLC (3101-18-06A) Meeting to Modify**
   Request for execution and delivery of Mortgages and Conditional Assignment of Leases and Rents with respect to a refinancing

   Agency Action Requested:
   a. A resolution of the Board authorizing execution and delivery of documents.

   Representative: Samantha Podlas, Legal Counsel, Barclay Damon

7. **Hindsdale Road Group, LLC (3101-13-05B/3101-19-11C) Meeting to Modify**
   Request for execution and delivery of a Ground Lease Mortgage Recognition Agreement with respect to a refinancing

   Agency Action Requested:

   a. Resolution of the Board authorizing execution and delivery of documents.

   Representative: Samantha Podlas, Legal Counsel, Barclay Damon

8. **The Landings at Meadowood Apartments Owner KOFP LLC (f/k/a Morgan B-ville Apartments, LLC) (3101-15-09A) Meeting to Modify**
   Request for execution and delivery of a Mortgage, Assignment of Rents and Security Agreement with respect to a refinancing

   Agency Action Requested:

   a. Resolution of the Board authorizing execution and delivery of documents

   Representative: Samantha Podlas, Legal Counsel, Barclay Damon

9. **Review of Draft Agency Budget for 2022**
   Agency Action Requested:
   a. Approval of the draft Agency 2022 Budget

   Representative: Nate Stevens, Treasurer, OCIDA

Executive Session

10. Purchase Contract Execution

Authorization to enter into purchase contracts for eleven parcels of property.

Agency Action Requested:

a. A resolution of the Board authorizing the adoption of a SEQRA determination**.**

b. A resolution of the Board authorizing the Executive Director to enter into purchase contracts and any related documents with respect to eleven parcels of property.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Regular Meeting Minutes
September 14, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, September 14, 2021 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:05 am with the following:

PRESENT:
Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Fanny Villarreal

ABSENT: Kevin Ryan

ALSO PRESENT:
Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Jeff Davis, Barclay Damon Law Firm
Samantha Podlas, Barclay Damon Law Firm
Carolyn Evans-Dean, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Len Rauch, Office of Economic Development
Peter Blasioli, Tracey Road Equipment, Inc.
Brian Letcher, Tracey Road Equipment, Inc.
Jim Gosier, Ultra Dairy
James Trasher, CHA Consulting
Wendy Lougnot, Ranalli Super DC, LLC
David Spotts, SSC Cicero
Mitch Latimer, Carpenters Local 277
Chris Bianchi (via webinar)

APPROVAL OF REGULAR MEETING MINUTES – AUGUST 24, 2021

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of August 24, 2021 meetings. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of August 2021.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved the Treasurer's Report for the month of August 2021. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #461.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #461 for $645,027.82 and PILOT payments to City of Syracuse for $1,454.24, Onondaga County for $935.04, Town of DeWitt for $14.33, Town of Onondaga for $2.92 and Jamesville DeWitt Central School District for $93.80. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

TRACEY ROAD EQUIPMENT, INC./GERALD W. TRACEY (3101-20-03B)

Peter Blasioli stated Tracey Road Equipment is building an 18,000 square foot addition to their service shop and will be moving some sales offices to allow them to better operate and expand business. He stated they will be creating 35 jobs over the next several years. He stated obviously with the price of materials during COVID there has been a significant increase so that is why they are before the board looking for an increase in their sales and use tax exemption.

Nancy Lowery stated a public hearing was held and there were no comments on this request.

Susan Stanczyk asked what the project status is. Brian Letcher stated their goal is to try and enclose the building by Christmas.

Steve Morgan asked if they started construction yet. Brian Letcher stated yes and they are about 30% into it.

Patrick Hogan stated they are experiencing the same as everyone. Brian Letcher stated yes and they have made changes because of the lack of supplies. He stated they made modifications which cost them money just to keep it on track with the timing.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing additional financial assistance in the form of an increase in the Sales and Use Tax Exemption. Motion was carried.

ULTRA DAIRY EXPANSION – WASTEWATER TREATMENT PLANT (3101-21-11H) SECOND MEETING

Jim Gosier stated Ultra Dairy received preliminary approval from the Town of DeWitt for this project and a next phase. He stated the Town issued its environmental determination last week at its regular Planning Board meeting and he thinks that was the last obstacle for this Board to be able to proceed. He stated they are happy to get started on the Wastewater Treatment facility which is really the linchpin for future expansions there. He stated they are doing that hand in hand with County WEP. He stated they began construction of a force main sewer this week that is going to allow Ultra Dairy and adjoining property owners to continue expansions in that area.

Jeff Davis stated the Town did proceed with their SEQR review and this is an unlisted action under SEQR however OCIDA was not identified as an involved agency at the time the Town did their review. He stated if we had been identified we would have consented to the Town being lead agency. He stated what we are doing for the resolution before the Board for SEQR purposes is also noting it is an unlisted action and in recognition of the fact that we would have been an involved agency and consented to the Planning Board's lead agency status at the Town level, we are affirming, accepting and adopting the negative declaration issued by the Planning Board for the project. He stated we are attaching a copy of that to our resolution.

Nancy Lowery stated a public hearing was held and there were no comments.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Ultra Dairy Expansion project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

RANALLI SUPER DC, LLC (3101-21-10A) SECOND MEETING

Sue Stanczyk and Steve Morgan recused themselves and left meeting.

James Trasher stated he is from CHA Consulting and is representing Ranalli Super DC, LLC/United Auto Supply. He stated they have gone through the approval process with the Town of Lysander for the construction of a 360,000 square foot warehouse at the intersection of 690 and Hencle Boulevard. He stated the property has been zoned industrial for years. He stated when they initially started the project it was 1,000,000 square feet. He stated Jim Ranalli started his business here 50 years ago and has grown over the northeast. He stated his expansion plans are based on online sales and there is a need for additional warehousing space. He stated he purchased the old P & C warehouse and has transformed that. He stated he constructed 100,000 sq ft facility at the old Roth Steel and this was the next in the expansion plans to keep up with the auto parts industry. He stated as part of the application there is 120+ jobs that would be created at the new facility. He stated there are DOT improvements where they have to do road widening, traffic signal, water main extension and they will provide water to the adjacent properties and sewer. He stated they have been working with the Onondaga County Department of Water and Environmental Protection for a regional pump station that would be located on the property so if future sewers were needed at the Hencle Boulevard/690 intersection, they would connect down Oswego Road. He stated this is a $48 million ± project. He stated they have already commenced site work because with seasons changing quickly they needed to hit the ground and start moving.

Jeff Davis asked if the site work is just clearing and grubbing type work. James Trasher stated it is clearing, grubbing and a storm water pond as well as a construction entrance and spreading of top soil.

Patrick Hogan stated with going from 1,000,000 sq ft down to 360,000 square, there were plans, architects hired etc. and he imagines that is unanticipated expense. James Trasher stated they were there and ready to go for the larger facility but because of the public outcry on the size of the facility they scaled it back. He stated going through the dollars and cents of a 1,000,000 sq ft building it was $120 million so scaling it back made it simpler and easier. He stated this is the project they are proposing at this time and cannot guarantee that they won't be back before the Board for more but at this time this satisfies the need of the tenant so they are here with the 360,000 sq ft project.

Patrick Hogan asked if the project will be difficult without the PILOT. James Trasher yes.

Patrick Hogan asked if they already cleared the land. James Trasher stated yes.

Victor Ianno stated this is the type of project we want and these are local companies looking to do things here. He stated this is a home grown company and I am in favor of it.

Patrick Hogan stated he agrees but he wanted to point out certain challenges with the pandemic and the public involvement. James Trasher stated when they started this project the price of steel was down and everything has escalated. He stated some of it is order issues because other projects have the supplies. He stated some of it is a sit and wait. He stated they are really looking to be in the ground by the winter, have construction completed within 12 months and be open a year from now.

Victor Ianno stated it is a great project and he drove by the property and he thought "what is everyone complaining about, there is nothing here."

Fanny Villarreal asked what the types of jobs are. James Trasher stated they are full time management level and warehousing jobs. He stated they are $20 an hour plus benefits.

Nancy Lowery stated a public hearing was held and there were 4 commenters that expressed they were not in favor of the project. She stated it was a combination of the issues around what the planning board had addressed but also that they just did not feel benefits were appropriate. She stated we did receive 3 written comments and the comments were distributed to the Board.

Jeff Davis stated this is a Type 1 action and we had not been identified at the time on the SEQR EAF as an involved agency and had we received the letter we would have consented. He stated in recognition of that we are affirming, accepting and adopting the negative declaration that was issued by the Planning Board.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Ranalli Super DC, LLC project. Susan Stanczyk and Steve Morgan recused. Motion was carried.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes for the Ranalli Super DC, LLC project. Susan Stanczyk and Steve Morgan recused. Motion was carried.

Susan Stanczyk and Steve Morgan returned to the meeting.

SSC, CICERO, LLC (3101-21-02B) INITIAL MEETING

David Spotts stated SSC, Cicero, LLC is constructing a 5 megawatt AC community solar facility located at 5827 McKinley Road in Cicero. He stated there is some Ag but mostly industrial currently being used for exterior construction material storage. He stated the site is about 50 acres. He stated they worked with the Town to go through the SEQR process and received letters of no objection from both the School District and the Town of Cicero. He stated they are requesting real property tax abatement. He stated it is important to note that projects like this are much less or nearly infeasible given the recent loss of NYS incentives for these types of projects so they appreciate the Agency's consideration in bringing these projects to realty.

Upon a motion by Fanny Villarreal, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing a public hearing for the SSC, Cicero, LLC project. Motion was carried.

GSPP SENTINEL HEIGHTS ROAD, LLC (3101-20-10B) MEETING TO MODIFY

Jeff Davis stated this is similar to applications that have been before the Board in the past on solar matters. He stated GSPP was previously approved by the Board and they have not proceeded to a closing yet. He stated they have changed their ownership structure and they modified the actual project slightly. He stated the specific change is they are going down about 250 kilowatts AC in overall output of the project and because of the downsizing of the project the construction jobs will go from 25 full time to 10-20 full time during the construction. He stated before the Board is a resolution consenting to the sale of the membership interest and approving the amendments to the application which is a change in the overall size of the project and acreage of the project.

Patrick Hogan asked if the company agreed to all the local stipulations. Jeff Davis stated yes and this is the Agency consenting to the change in ownership process. He stated this is being done pre closing with the Agency. He stated the Board is required to accept the changes prior to proceeding to a closing.

Susan Stanczyk asked if the project itself has been downsized, does that affect any of the previous allocations of money for them? Jeff Davis asked Nate Stevens if it is based on the overall size of the project. Nate Stevens stated yes.

Susan Stanczyk asked if it was the size of the project not the production. Jeff Davis stated there is a decrease from 3,750 kilowatts AC to 3,500 kilowatts AC.

Janice Herzog asked if there needs to be certain disclosure in terms of national or international ownership and who is running and operating the facility. Jeff Davis stated due diligence is done to make sure they are an authentic business in New York so yes but not in terms of US based. He stated they are required to provide us with due diligence to review. He stated in this case as with most of the solar projects that we have, you typically have a company that comes in to start the project, get their approvals and then someone else comes in to acquire interest in the project

so they can run it, own it and manage it. He stated in this case we had GSPP Holdco was the original applicant before the Board and GSPP Holdco has now entered into an agreement with GSPP Holdco II LLC and assigned, transferred and sold 100 percent of the membership interest. He stated it is switch over and change of name but down the road a lot of it is the same.

Janice Herzog asked if it is mostly the same people doing this. Jeff Davis stated it depends. Samantha Podlas stated she reviews certificates of formation of the entities that are the new membership owner, the operating agreements to make the new membership owner is reflected in the operating agreement as well as the transfer assignment assumption of membership interest are reviewed as part of the due diligence prior to drafting the resolution.

Janice Herzog stated we have a lot of solar projects and asked if we have a summary of where things stand and what the ownership is for the projects that we have supported. Jeff Davis stated we don't have a standalone document but we can construct one.

Janice Herzog stated they come in piece meal, then we have all these projects with ownership changes. Robert Petrovich stated we could prepare a summary of the solar projects, its size, its megawatts, where it's located and the current ownership entity. Janice Herzog stated that would be helpful. She stated we do a lot of these projects and to have an overview would be helpful.

Jeff Davis stated most IDAs across the state see this with solar projects where there is changes in ownership one or two times throughout the process unlike the typical applicant where a local company coming before the IDA; we know who they are and that they are going to build something. He stated it is kind of the nature of how that business is being developed in NY.

Jeff Davis stated green energy is huge so there are entities that want to say they purchased so much of their energy from green energy. He stated they can buy into your company that invests in and say I am getting my energy through that concept. He stated a lot of larger entities in Upstate New York are looking for green energy sources so there is a market for that.

Janice Herzog stated it is good but because it is a new dynamic in our community she thinks it is helpful to understand what the dynamics of it is.

Robert Petrovich stated staff will put together a list and get it out to the Board.

Patrick Hogan stated one of the reasons we are involved in this is because the local assessors have trouble assessing the real property.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution consenting to the sale of membership interest of the GSPP Sentinel Heights Road, LLC project applicant and approving amendments to the application. Motion was carried.

ABUNDANT SOLAR POWER LLC (3101-19-11A) MEETING TO MODIFY

Samantha Podlas stated similar to what was done for GSPP, it is a change of ownership interest but we closed Abundant Solar SK1 in August 2020. She stated pursuant to the lease agreement, the entity needs to come back before the Board if the membership interest changed so just like with GSPP documents were reviewed to ensure they referenced the correct membership owner as well as the transfer documentation. She stated the new membership owner is Solar Energy Fund III Partnership LLC. She stated the company is back before the Board to get consent pursuant to the terms of the lease agreement before the transfer occurs.

Jeff Davis stated the only difference between Abundant and GSPP is we have already closed on Abundant Solar and they are required to get the Board's consent. He stated this is a prerequisite before proceeding with a change in ownership.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution consenting to the sale of membership interest of a company with a current straight-lease transaction for the Abundant Solar Power LLC project. Motion was carried.

EXECUTIVE SESSION

Upon a motion by Susan Stanczyk, seconded by Steve Morgan, the OCIDA Board went into executive session at 8:51 am. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned executive session at 9:13 am. Motion was carried.

PURCHASE CONTRACT EXECUTION

Jeff Davis stated before the Board is a SEQR resolution with regard to the acquisition of a parcel of property at the White Pine Commerce Park. He read a summary of the resolution.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing adoption of SEQRA determination. Motion was carried.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the Executive Director to enter into a purchase contract and any related document with respect to one parcel of property. Motion was carried.

REVISED OCIDA PROJECT APPLICATION

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution adopting the revised OCIDA project application. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 9:17 am. Motion was carried.

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Nancy Lowery, Secretary

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
333 WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669

September 30, 2021

Revenue / Expense / Income	Current Period	Current YTD	2021 Budget Amount	Current YTD Change to Budget
Operating Revenue	191,676	1,584,791	1,646,000	(61,209)
Administrative Expense	55,971	386,573	1,008,000	(621,427)
Operating/Program Exp.	34,726	716,008	638,000	78,008
Net Ordinary Income	100,979	482,210	-	482,210

Current Assets	Current YTD	Prior YTD
Total Cash	5,178,465	6,596,105
Less Pass Through Received	2,420,941	1,807,097
Available Cash	2,757,524	4,789,008
Receivables (less pass through rec.)	223,524	950,524
Grant Reimbursements	-	268,733
Total	2,981,048	6,008,265

Reserve for Contracts	
County Operations 2021	621,427
333 W. Washington St 2021 Rent	35,582
OBG WPCP CO #4 Additional Studies	336,856
JMT 800 Hiawatha Engineering	10,234
Barclay Damon WPCP Options	-
Total	1,004,098

Receivables	
0-120 days	1,500
> 120 days	222,024
Total	223,524

Onondaga County Industrial Development Agency

Profit and Loss

September 2021

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	65,209.00
Total 2116 Fees	**65,209.00**
2410 Lease Income	1,500.00
Total 500 Operating Revenue	**66,709.00**
501 Non-Operating Revenue	
2401 Interest Income	30.78
501.1 Subsidies Grants Donations	124,936.57
Total 501 Non-Operating Revenue	**124,967.35**
534 Pilot & Pass Thru Revenue	
529 PILOT Income	1,465,645.92
Total 534 Pilot & Pass Thru Revenue	**1,465,645.92**
Total Income	**$1,657,322.27**
GROSS PROFIT	**$1,657,322.27**
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	5,000.00
Total 6406 Other Professional Services	**5,000.00**
6407 Administrative Expense	55,970.66
6408 Meeting Expenses	406.26
6409 Conference Attendence	837.23
6410 Office Expense	836.62
Total 6400 Operating Expense	**63,050.77**
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	8,153.94
6511 WPCP Closing Costs	12,947.22
Total 6510 White Pine Commerce Park	**21,101.16**
6530 800 Hiawatha Blvd. West	
6530.8 Other Professional Services	6,545.00
Total 6530 800 Hiawatha Blvd. West	**6,545.00**
Total 6500 Agency Program Expenses	**27,646.16**
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	1,465,645.92
Total 6605 Pilot & Pass Thru Expenses	**1,465,645.92**
Total 6600 Non-Operating Expenses	**1,465,645.92**
Total Expenses	**$1,556,342.85**
NET OPERATING INCOME	**$100,979.42**
NET INCOME	**$100,979.42**

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	4,296,984.91
200.2 Cash - M & T Money Maker Savings	890,387.86
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	**5,178,464.95**
Total Bank Accounts	**$5,178,464.95**
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	157,967.71
Total 380 Accounts Rec.	**157,967.71**
Total Accounts Receivable	**$157,967.71**
Other Current Assets	
391 Long Tern Receivable	222,024.00
Total Other Current Assets	**$222,024.00**
Total Current Assets	**$5,558,456.66**

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2021

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	4,455,401.50
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	**506,689.15**
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	**67,049.42**
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	**1,163,231.71**
Total 101 White Pines Commerce Park	**6,262,146.03**
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	**651,505.08**
107 800 Hiawatha	604,840.42
Total 100 Land	**7,518,491.53**
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,588.00
Total 104 Machinery & Equipment	**6,017.00**
211 A/D Office Furniture	-2,862.00
213 A/D Buildings	-81,335.00
Total Fixed Assets	**$7,440,311.53**
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	**$1,641.76**
TOTAL ASSETS	**$13,000,409.95**

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	386,573.14
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
Total 600 Accounts Payable	**412,165.48**
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	156,467.73
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	**230,531.43**
631 Due to Other Governments	
631.1 Towns	
631.105 Camillus	155,219.17
Total 631.1 Towns	**155,219.17**
631.2 Villages	
631.22 East Syracuse	21,346.86
Total 631.2 Villages	**21,346.86**
631.3 Schools	
631.305 Baldwinsville	1,529,954.00
631.315 East Syracuse-Minoa	52,697.44
631.36 West Genesee	531,012.95
Total 631.3 Schools	**2,113,664.39**
631.4 Onondaga County	130,710.88
Total 631 Due to Other Governments	**2,420,941.30**
Total Other Current Liabilities	**$3,063,638.21**
Total Current Liabilities	**$3,063,638.21**
Total Liabilities	**$3,063,638.21**
Equity	
3900 Equity Unreserved	6,735,894.07
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,004,098.43
465 Equity - Unreserved	-631,269.43
Net Income	482,210.04
Total Equity	**$9,936,771.74**
TOTAL LIABILITIES AND EQUITY	**$13,000,409.95**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #462
October 19, 2021

GENERAL EXPENSES

1.	BARCLAY DAMON LLP* Land Purchase	$	181,389.50
2.	CENTER FOR CREATIVE LAND CONSULTING* Inv#1, 1st Payment Roth EPA Grant Consulting	$	6,545.00
3.	BARCLAY DAMON LLP** Land Purchase	$	331,557.72
4.	ONONDAGA CIVIC DEVELOPMENT CORP. Inv#1118 & 1119, 3rd Quarter 2021 Rent & Office Machine	$	15,050.07
5.	ADVANCE MEDIA NEW YORK Public Hearing Notcies; Ranalli, Stewart Hancock & Tracey Road	$	518.72
6.	BARCLAY DAMON LLP Inv#5136544, 5139992, 5139865 & 5139888, General & Roth Legal thru August 31, 2021	$	4,968.75
7.	FEDEX Inv#7-512-47417, Shipping	$	22.67
8.	ROBERT PETROVICH NYSEDC Annual Mileage	$	96.26
9.	NANCY LOWERY NYSEDC Annual Mileage & Tolls	$	103.84
10.	NATE STEVENS NYSEDC Annual Mileage & Tolls	$	109.91
	TOTAL	**$**	**540,362.44**

* Ratification of Checks dated September 16, 2021
** Ratification of Check dated September 21, 2021

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #462
October 19, 2021

PILOT Payments

1.	HINSDALE ROAD GROUP, LLC*	$	525,000.00
	2021 PIF Payment		
2.	ONONDAGA COUNTY	$	140,434.14
	2021 PILOT Payments		
3.	TOWN OF CAMILLUS	$	155,219.17
	2021 Hinsdale Road PILOT Payment		
4.	VILLAGE OF EAST SYRACUSE	$	21,346.86
	2021 Bristol-Myers Squibb PILOT Payment		
5.	BALDWINSVILLE CSD	$	1,529,954.00
	2021 Anhueser-Busch PILOT Payment		
6.	EAST SYRACUSE MINOA CSD	$	176,400.36
	2021 PILOT Payments		
7.	WEST GENESEE CSD	$	531,012.95
	2021 Hinsdale Road PILOT Payment		
8.	CITY OF SYRACUSE	$	8,493.64
	3rd Quarter 2021 COR IH Master PILOT Payment		
9.	SYRACUSE CSD	$	14,547.90
	3rd Quarter 2021 COR IH Master PILOT Payment		
	TOTAL	**$**	**3,102,409.02**

*Ratification of Check dated September 23, 2021

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
9/30/2021

DESCRIPTION	CONTRACT TERM	TOTAL CONTRACT	PORTION PAID	BALANCE OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-21-12-31-21	$1,008,000.00	$386,573.14	$621,426.86
333 W. WASHINGTON ST 2021 RENT	1-1-21-12-31-21	$65,000.00	$29,418.38	$35,581.62
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-21	$800,000.00	$463,143.95	$336,856.05
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	$25,000.00	$14,766.10	$10,233.90
BARCLAY DAMON WPCP OPTIONS	11/30/20-12-31-21	$200,000.00	$200,000.00	$0.00
		$2,098,000.00	$1,093,901.57	$1,004,098.43

ACCOUNTS RECEIVABLE
9/30/2021

AGENCY FEES RECEIVABLE		$0.00
ACCOUNTS RECEIVABLE GENERAL		$1,500.00
QUASI-EQUITY LOAN RECEIVABLE		$0.00
GRANTS RECEIVABLE		$0.00
LONG TERM RECEIVABLE		$222,024.00
TOTAL		$223,524.00

Onondaga County Industrial Development Agency DRAFT

Project Summary

10/8/2021

1. Project	**DL Manufacturing**	**2. Project Number**	-
3. Location	Cicero	**4. School District**	Cicero-North Syracuse
		6. Project Type	Expansion and renovation
5. Tax Parcel(s)	018.-06-01.6	**Village**	North Syracuse

7.Total Project Cost	**$**	**2,332,337.00**
Land	$	-
Site Work	$	349,900
Building	$	1,650,100
Furniture & Fixtures	$	20,000
Equipment	$	80,000
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	120,000
Financial Charges	$	-
Legal Fees	$	20,000
Other	$	92,337

8. Total Jobs	57
8A. Job Retention	51
8B: Job Creation (Next 5 Years)	6

Cost Benefit Analysis

DL Manufacturing

Fiscal Impact ($)

Estimated Abatement Cost	**$436,656**
Sales Tax Abatement	$60,000
Mortgage Recording Tax Abatement	$13,125
Real Property Tax Relief	$363,531
New Investment	**$7,111,427**
PILOT Payments	$1,042,808
Project Wages (10 years)	$3,125,390
Construction Wages	$293,828
Employee Benefits (10 years)	$625,078
Project Capital Investment	$2,000,000
Agency Fees	$24,323
Benefit:Cost Ratio	**16.29 :1**

Project Description

DL Manufacturing will be expanding by constructing a 17,000 sq.ft. building to be used for manufacturing, warehousing, training and conference center.

DL Manufacturing

10/8/2021

A) PILOTS Estimate Table Worksheet DRAFT

for **10** years

OCIDA estimate of current market value	$ 1,486,000
Projected investment	$ 1,650,100
OCIDA estimate of increase in value	$ 1,395,900
OCIDA estimated value after project is completed	$ 2,881,900
Taxes that would have been collected if the project did not occur	$ 725,154
Scheduled PILOT payments	$ 1,042,808

PILOT YEAR	Exemption %	Onondaga County	Cicero	Cicero-North Syracuse	North Syracuse	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	$ 7,826	$ 7,826	$ 35,523	$ 15,051	$ 66,225.75	$ 128,436	$ 62,210
2	90%	$ 8,732	$ 8,732	$ 39,637	$ 16,794	$ 73,895.72	$ 131,005	$ 57,109
3	80%	$ 9,672	$ 9,672	$ 43,901	$ 18,601	$ 81,846.00	$ 133,625	$ 51,779
4	70%	$ 10,645	$ 10,645	$ 48,320	$ 20,474	$ 90,084.73	$ 136,297	$ 46,213
5	60%	$ 11,654	$ 11,654	$ 52,899	$ 22,414	$ 98,620.26	$ 139,023	$ 40,403
6	50%	$ 12,699	$ 12,699	$ 57,641	$ 24,423	$ 107,461.19	$ 141,804	$ 34,343
7	40%	$ 13,781	$ 13,781	$ 62,551	$ 26,504	$ 116,616.31	$ 144,640	$ 28,024
8	30%	$ 14,901	$ 14,901	$ 67,636	$ 28,658	$ 126,094.64	$ 147,533	$ 21,438
9	20%	$ 16,060	$ 16,060	$ 72,898	$ 30,887	$ 135,905.47	$ 150,483	$ 14,578
10	10%	$ 17,260	$ 17,260	$ 78,344	$ 33,195	$ 146,058.28	$ 153,493	$ 7,435
TOTAL		**$ 123,230**	**$ 123,230**	**$ 559,349**	**$ 237,000**	**$ 1,042,808**	**$ 1,406,339**	**$ 363,531**

	Year					
	0	**1**	**2**	**3**	**4**	**5**
Jobs						
Current/Actuals	51					
Creation Goals	6	0	4	2		
Total Employment Goals	57	51	55	57	57	57

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: DL Manufacturing, Inc and Metz Properties LLC

Applicant Address: 340 Gateway Park Drive

Phone: (315) 463- 7348 Fax: (315) 463- 8559

Website: www.dlmanufacturing.com E-mail: jmarkert@dlmanufacturing.com

Federal ID#: 20-8111077 NAICS: 333249

State and Year of Incorporation/Organization: New York State - 2006 DL Manufacturing, Inc

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☑Yes ☐No

What is the name of the Real Estate Holding Company: Metz Properties LLC

Federal ID#: 16 1591149

State and Year of Incorporation/Organization: New York State, 2000 - Metz Properties LLC

List of stockholders, members, or partners of Real Estate Holding Company:

Joseph Markert

B) Individual Completing Application:

Name: Joseph Markert

Title: President and Owner

Address: 340 Gateway Park Drive

Phone: (315) 463- 7348 Fax: (315) 463- 8559

E-mail: jmarkert@dlmanufacturing.com

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: John Appler

Firm Name: Cohen Compangni Beckman Appler & Knoll, PLLC

Address: 507 Plum Street, Suite 310, Syracuse NY 13204

Phone: (315) 477- 6215 Cell Phone: (315) 382- 4609

E-mail: jappler@ccblaw.com

E) Business Organization (check appropriate category):

☑ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☐ Limited Liability Company

Others (please specify): S- Corp

Year Established: DL Manufacturing, Inc was established in 2006

State in which Organization is established: New York

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
Joseph Markert	100%

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 0.2%

Estimated % of sales outside Onondaga County but within New York State: 4.8%

Estimated % of sales outside New York State but within the U.S.: 94%

Estimated % of sales outside the U.S.: 1%

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐Yes ☑No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 340 Gateway Park Drive

Legal Address (if different): _____

City: North Syracuse Village/Town: North Syracuse/ Cicero

Zip Code: 13212 School District: Cicero/ North Syracuse

Tax Map Parcel ID(s): #(018.-06-01.6)

Current Assessed Value: 1,486,000 Sq. Footage of Existing Building: 34,000

Census Tract: #(010700)

B) Type (Check all that apply):

- ☐ New construction
- ☑ Expansion/Addition to current facilities
- ☑ Renovation of existing facility
- ☐ Acquisition of existing facility/property
- ☐ Demolition and Construction
- ☐ Purchase of machinery and/or equipment
- ☐ Brownfield/Remediated Brownfield
- ☐ LEED Certification
- ☐ Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- ☐ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (ii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iii) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- ☐ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

- [x] Industrial
- [ ] Acquisition of Existing Facility
- [ ] Housing
- [ ] Equipment Purchase
- [ ] Multi-Tenant
- [ ] Commercial
- [ ] Bank Office
- [ ] Retail
- [ ] Mixed Use
- [ ] Facility for Aging
- [ ] Civic Facility (not for profit)
- [ ] Other _____

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   [x] Yes [ ] No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   [x] Yes [ ] No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   [x] Yes [ ] No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

[ ] Yes [x] No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   [ ] Yes [x] No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo	349,900		
Building Construction & Renovation	1,650,100		
Furniture & Fixtures	20,000		
Equipment	80,000		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	120,000		
Financial Charges			
Legal	20,000		
Other	62,337		
Management/Developer Fees			
Total Project Cost	2,302,247.00		

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 2,302,247.00

Project refinancing: estimated amount
(for refinancing of existing debt only) $ 0.00

Sources of Funds for Project Costs:

1. Bank Financing $ 1,750,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 552,247
3. Tax Exempt Bond Issuance (if applicable) $ 0.00
4. Taxable Bond Issuance (if applicable) $ 0.00

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ N/A

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 2,302,247.00

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
   ☑ Yes ☐ No If yes, provide number of FTE jobs at the facility: 51

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	51+
Estimate the number of construction jobs to be created by this Project:	15-18
Estimate the average length of construction jobs to be created (months):	4.5
Current annual payroll at facility:	2,864,000
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	Health, Disability, 401K, Dental, Vision
Average annual benefit paid by the company ($ or % salary) per FTE job:	80% of cost
Average growth rate of benefit cost:	2%
Amount or percent of wage employees pay for benefits:	20% of cost
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	5+

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Engineering	434,000	5					
Production	766,000	27		2	1		
Accounting	224,000	3					
Customer Svc/Sales	513,000	7		1	1		
Service/Install	706,000	9		1			
Job Creation Subtotal		51		4	2		

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): $363,531.00

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): $13,125.00

☑ Sales and Use Tax Exemption (4% Local, 4% State): $76,000.00

☐ Tax Exempt Bond Financing (Amount Requested): N/A

☐ Taxable Bond Financing (Amount Requested): N/A

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 1,750,000.00

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 13,125.00

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 950,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ 76,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency DL Manufacturing, Inc. and Metz Properties, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of February 3 (date).

Company: DL Manufacturing, Inc. and Metz Properties, LLC

Representative for Contract: Joseph Markert

Address: 340 Gateway Park Drive City: North Syracuse State: NY Zip: 13212

Phone: 315 559-1527 Email: jmarkert@dlmanufacturing.com

Project Address: 340 Gateway Park Drive City: North Syracuse State: NY Zip: 13212

General Contractor: Parsons McKenna

Contact Person: Jake McKenna

Address: 117 Metropolitan Park Drive City: Liverpool State: NY Zip: 13088

Phone: (315) 451-7330 Email: pmcci@parsonsmckenna.com

Authorized Representative: Jake McKenna Title: Director of Development

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits:
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: DL Manufacturing, Inc. and Metz Properties, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Joseph Markert, President and Owner

Date: 3/04/2021

Section VIII: Employment Plan

Jobs Listings: In accordance with §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 Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☑ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☑ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), DL Manufacturing, Inc. and Metz Properties, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

DL Manufacturing, Inc. and Metz Properties, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

DL Manufacturing, Inc. and Metz Properties, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: DL Manufacturing, Inc. and Metz Properties, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Joseph Markert, President and Owner

Date: 3-04-2021

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

Name of Applicant Company: DL Manufacturing, Inc and Metz Properties, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Joseph Markert, President and Owner

Date: 3-04-2021

Section X: Representations, Certifications, and Indemnification

Joseph Markert (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President and Owner (title) of DL Manufacturing, Inc and Metz Properties, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. **First Consideration for Employment:** In accordance with §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 WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. **Annual Sales Tax Filings:** In accordance with §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, 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. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

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

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

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company DL Manufacturing, Inc and Metz Properties, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Joseph Markert, President and Owner

Date: 3/4/2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Joseph Markert, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of DL Manufacturing, Inc (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this Friday 5th day of 3, 2021.

Jacqueline Randall

(Notary Public) JACQUELINE A. RANDALL
Notary Public, State of New York
No. 01RA6303240
Qualified in Onondaga County
Commission Expires May 12, 2022

End of Application

Rev 1-9-20

I.G Applicant Business Description: company's background, products, customers, goods and services **2**

I.H Percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. **3**

II.C Summary of how this project will help your business grow: **4**

II.D Description of Project: **5**

(i) Size of Project: 5

(ii) Size of Lot: 5

(iii) Usage of Site: 5

(iv) Principal Activities to occur at Project Site: 5

(v) Why the Applicant is undertaking the Project: 5

Site Plans/ Sketches/ Maps: **6**

I.G Applicant Business Description: company's background, products, customers, goods and services

DL Manufacturing was created in 1996 with the invention of the Versa Light Dock Light in the basement of the original owner, Donald Metz. The Versa Light improved loading docks with the use of a Halogen bulb, a major upgrade to incandescent bulbs, which reduced maintenance and provided twice as much light for workers inside the trailer. Today, we manufacture over twenty patented products for the loading dock industry. Our products are specifically designed to improve productivity, enhance safety and reduce maintenance. Each product is engineered with innovative ideas and technology by a team of locally produced engineers. Our products are sold and installed by a team of solution based sales representatives and specially trained installation crews. We are known for serving customers beyond expectations, in fact, a fortune 25 company recently referred to us as their SWAT team: if they have a problem they can't figure out – we are the first ones they call. This consumer centric mentality is the biggest reason why companies like Walmart, Kroger, Lowe's, Home Depot and Wegmans continue to rely on DL Manufacturing for solutions at their loading docks.

I.H Percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County.

Total			33.35%
Acro Fab	$178,288.09	$9,500,000.00	1.88%
Anthony River	$4,286.10	$9,500,000.00	0.05%
Business Systems	$54,606.42	$9,500,000.00	0.57%
Eagle Comtronics	$522,276.16	$9,500,000.00	5.50%
Empire Freight Logistics	$332,975.70	$9,500,000.00	3.51%
Express Shipping	$4,095.00	$9,500,000.00	0.04%
Falso Industries	$1,113,304.82	$9,500,000.00	11.72%
Fastenal	$48,761.32	$9,500,000.00	0.51%
Haun Welding	$3,057.70	$9,500,000.00	0.03%
Hiawatha Fasteners	$1,024.51	$9,500,000.00	0.01%
Ivy Service & Supply	$15,451.40	$9,500,000.00	0.16%
Jamestown Container	$128,763.12	$9,500,000.00	1.36%
Jaquith	$25,927.30	$9,500,000.00	0.27%
KL Electric	$37,743.00	$9,500,000.00	0.40%
McIntosh	$212,639.16	$9,500,000.00	2.24%
Murphy Nolan	$160,749.85	$9,500,000.00	1.69%
Net Logistics	$131,877.00	$9,500,000.00	1.39%
Paratore	$45,457.25	$9,500,000.00	0.48%
Renaissance Renovators	$8,525.00	$9,500,000.00	0.09%
Syracuse Business	$26,294.00	$9,500,000.00	0.28%
Vinyl Designs	$8,099.34	$9,500,000.00	0.09%
XTO	$104,075.34	$9,500,000.00	1.10%

equipment	8.5 million
parts	1 million

II.C Summary of how this project will help your business grow:

For the past (4) years we have leased over 10,000 sf of offsite space for warehousing raw materials to manufacture our products. This setup is very inefficient because we have to lease a truck and transport parts two or three times per day to keep our lines running. We have also introduced new products that require additional floor space for manufacturing. As a result, we are clustered and overflowing, creating additional inefficiencies. This expansion will solve this problem. We also plan to create a training and virtual sales center. Since covid, we have struggled to get face time with customers, so we created a virtual sales call button on our website that has been successful. The additional space and video/tech capability will help us make a more robust virtual sales presentation. This expansion will set us for continued revenue growth by freeing up space in the original warehouse that can be used to manufacture future products in a safe, efficient manner.

II.D Description of Project:

(i) Size of Project:

Total square footage project	17,000 sq. ft.
Manufacturing	6,500 sq. ft.
Warehousing	9,500 sq. ft.

(ii) Size of Lot:

Size of Lot	43,560 sq. ft.

(iii) Usage of Site:

Current Use of Site: None

Intended Use of Site: Manufacturing, Warehousing, Training, Sales Meeting and Conference Center

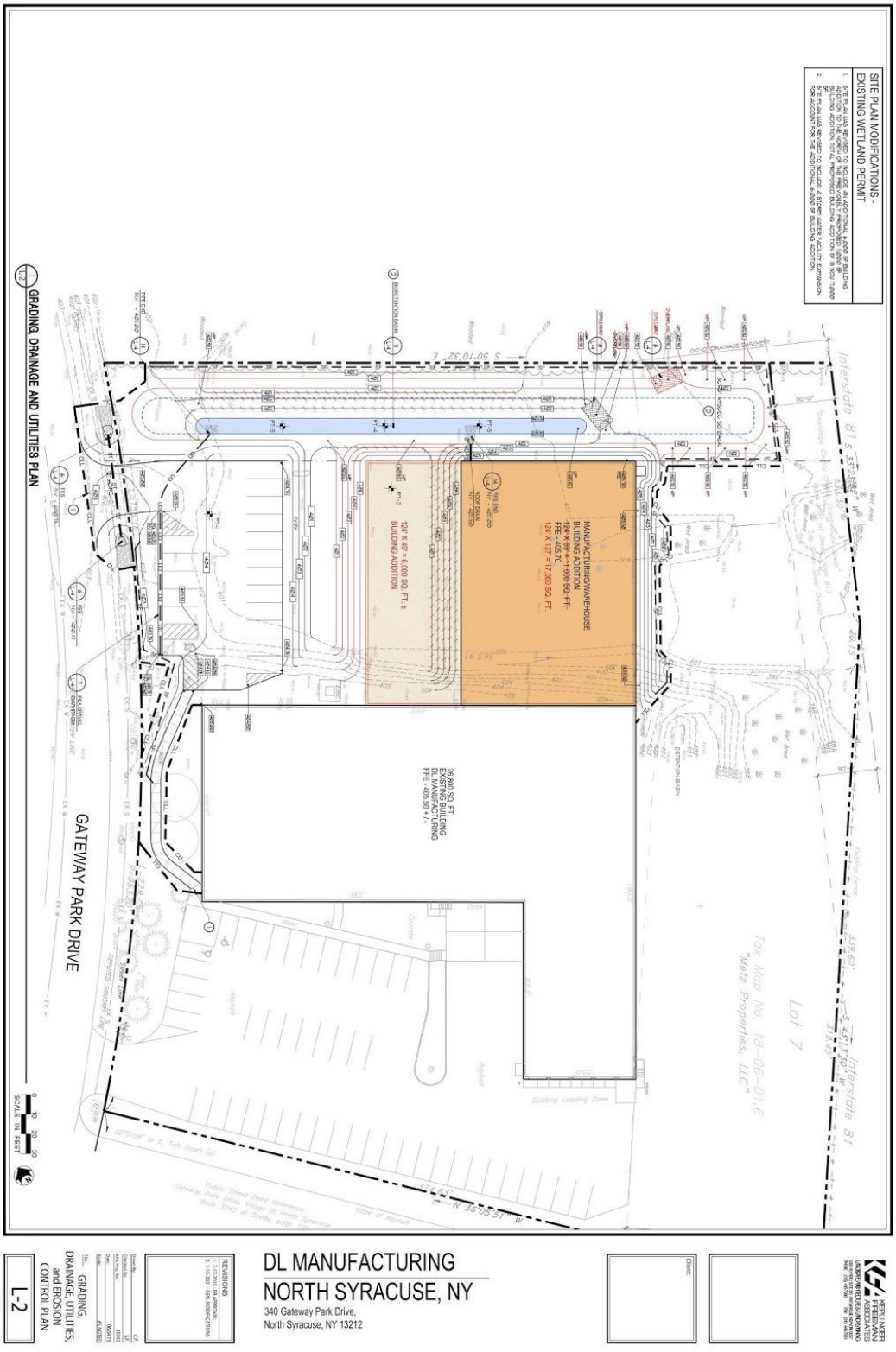
(iv) Principal Activities to occur at Project Site:

This project site will be used as warehousing and manufacturing space for DL Manufacturing upon project completion. This includes our growing Knockout Door line (MxV, PxV and QxV), Fan and Truck Cooling line (AeroTec and DL Fan), and Safety Product Lines (Smart Chock and Safety Signal). We are also investing in a remote Sales Presentation Center and Training Room. Since covid we are finding ways to improve our ability to present our products to potential customers we can't meet in person.

(v) Why the Applicant is undertaking the Project:

We currently use off site storage for many of our raw materials. Our expansion project will allow us to expand our growing manufacturing space and bring warehousing onsite to help make us more efficient, streamlined and productive.

Site Plans/ Sketches/ Maps: See attachments



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: DL Manufacturing		
Project Location (describe, and attach a general location map): 340 Gateway Park Drive, North Syracuse, NY 13212		
Brief Description of Proposed Action (include purpose or need): Construction of a 14,000 +/- SF manufacturing and warehousing building addition. Site work includes the construction of a stormwater management facility, parking lot addition, general landscape improvements and an employee patio space.		
Name of Applicant/Sponsor: Scott Freeman - Keplinger Freeman Associates	Telephone: 315-445-7980 E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Road, Suite 109		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Metz Properties, LLC	Telephone: 315-463-7348 E-Mail: jmarkert@dlmanufacturing.com	
Address: 340 Gateway Park Drive		
City/PO: N Syracuse	State: NY	Zip Code: 13212

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of North Syracuse Planning Board & ZBA	07/16/21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC Wetland Permit	1/21/21
h. Federal agencies ☑Yes ☐No	Army Corps of Engineers Jurisdictional Determination	6/10/21

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PD - Planned Unit Development

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse Central School District

b. What police or other public protection forces serve the project site?
North Syracuse Police Department

c. Which fire protection and emergency medical services serve the project site?
North Syracuse Fire Department

d. What parks serve the project site?
Centerville Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial

b. a. Total acreage of the site of the proposed action? 3.55 acres
b. Total acreage to be physically disturbed? .89 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 34 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 51 Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 20'-10" height; 113 width; and 124 length

iii. Approximate extent of building space to be heated or cooled: 14000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater Best Management Practices - Storage

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: .18 acres

v. Dimensions of the proposed dam or impounding structure: 3 height; 275 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe.

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): BRE-27 State Wetland

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Filling approximately .2 acres.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: County Zone 3 Water District
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Oak Orchard
- Name of district: Onondaga County Department of Water Environment Protection
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or .403 acres (impervious surface)

_____ Square feet or 3.55 acres (parcel size)

ii. Describe types of new point sources. Building Runoff

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be directed towards stormwater management facilities.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Grid/ local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8 AM - 5 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 6 AM - 6PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

General construction noise will exist for the duration of the project.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Trees to be cleared.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Wallpack lighting will be installed on proposed building. Existing site light poles will be utilized.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Trees will be removed.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.42	1.83	+0.41
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.13	1.72	-0.41
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Niagara Silt Loam	97.7 %
Cut and Fill	2.3 %
	%

d. What is the average depth to the water table on the project site? Average: 4.5 feet

e. Drainage status of project site soils:

☑	Well Drained:	2.3 % of site
☐	Moderately Well Drained:	% of site
☑	Poorly Drained	97.7 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) BRE-27

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Small Mammals Deer Insects

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Onondaga Lake

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Lake

iii. Distance between project and resource: 4.38 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

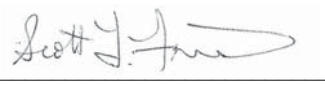
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Scott Freeman - Keplinger Freeman Assoc. Date 07/22/21

Signature  Title Landscape Architect

PRINT FORM

EAF Mapper Summary Report

Thursday, July 15, 2021 1:03 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):86.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	BRE-27
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Onondaga County Industrial Development Agency DRAFT

Project Summary

3/5/2021

1. Project	**Trey Jay Loso, LLC**	**2. Project Number**	**3101-21-6A**
3. Location	Cicero	**4. School District**	Cicero-North Syracuse
		6. Project Type	New Construction
5. Tax Parcel(s)	086.-02-25.1	**Village**	-

7.Total Project Cost	**$**	**56,650,000.00**
Land	$	1,500,000
Site Work	$	3,500,000
Building	$	48,000,000
Furniture & Fixtures	$	400,000
Equipment	$	-
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	1,100,000
Financial Charges	$	2,150,000
Legal Fees	$	-
Other	$	-

8. Total Jobs	4
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	4

Cost Benefit Analysis

Trey Jay Loso, LLC

Fiscal Impact ($)

Estimated Abatement Cost	**$6,100,723**
Sales Tax Abatement	$2,500,000
Mortgage Recording Tax Abatement	$353,700
Real Property Tax Relief	$3,247,023
New Investment	**$71,702,762**
PILOT Payments	$3,088,637
Project Wages (10 years)	$1,420,000
Construction Wages	$13,059,000
Employee Benefits (10 years)	$426,000
Project Capital Investment	$53,000,000
Agency Fees	$709,125
Benefit:Cost Ratio	**11.75 :1**

Project Description

Development of a 248 unit apartment community in the Town of Cicero on 24 acres of currenly undeveloped land with marina.

DRAFT TreyJay Loso PILOT 3/5/2021

A) PILOTS Estimate Table Worksheet

for **10** years

OCIDA estimate of current market value	$ 666,000
Projected investment	$ 48,000,000
OCIDA estimate of increase in value	$ 16,120,000
OCIDA estimated value after project is completed	$ 16,786,000
Taxes that would have been collected if the project did not occur	$ 251,373
Scheduled PILOT payments	$ 3,088,637

PILOT YEAR	Exemption %	Onondaga County	Cicero	Cicero-North Syracuse	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	$ 3,507	$ 3,529	$ 15,921	$ 22,957.04	$ 578,614	$ 555,657
2	90%	$ 12,237	$ 12,312	$ 55,544	$ 80,093.17	$ 590,186	$ 510,093
3	80%	$ 21,314	$ 21,445	$ 96,747	$ 139,505.56	$ 601,990	$ 462,484
4	70%	$ 30,750	$ 30,938	$ 139,575	$ 201,262.42	$ 614,030	$ 412,767
5	60%	$ 40,554	$ 40,802	$ 184,078	$ 265,433.74	$ 626,310	$ 360,876
6	50%	$ 50,738	$ 51,049	$ 230,304	$ 332,091.42	$ 638,836	$ 306,745
7	40%	$ 61,314	$ 61,689	$ 278,307	$ 401,309.22	$ 651,613	$ 250,304
8	30%	$ 72,292	$ 72,734	$ 328,137	$ 473,162.91	$ 664,645	$ 191,482
9	20%	$ 83,684	$ 84,197	$ 379,849	$ 547,730.21	$ 677,938	$ 130,208
10	10%	$ 95,504	$ 96,088	$ 433,499	$ 625,090.95	$ 691,497	$ 66,406
TOTAL		**$ 471,894**	**$ 474,782**	**$ 2,141,961**	**$ 3,088,637**	**$ 6,335,660**	**$ 3,247,023**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: TreyJay LOSO, LLC

Applicant Address: P.O. Box 515, Syracuse, NY 13205

Phone: 315-476-7917 Fax: 315-476-7990

Website: N/A E-mail: cbreuer@hb1872.build

Federal ID#: 83-0620524 NAICS: _____

State and Year of Incorporation/Organization: NY 2018

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐Yes ☑No

What is the name of the Real Estate Holding Company: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company:

_____

B) Individual Completing Application:

Name: Charlie Breuer

Title: Manager

Address: P.O. Box 515, Syracuse, NY 13205

Phone: 315-476-7917 Fax: 315-476-7990

E-mail: cbreuer@hb1872.build

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: C. Daniel Shulman

Firm Name: Hancock Estabrook, LLP

Address: 1800 AXA Tower I, 100 Madison Street, Syracuse, NY 13202

Phone: 315-565-4578 Cell Phone: _____

E-mail: dshulman@hancocklaw.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 3 years

State in which Organization is established: New York State

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
TreyJay, LLC	50%
Braxton Capital, LLC	50%

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: N/A

Estimated % of sales outside New York State but within the U.S.: N/A

Estimated % of sales outside the U.S.: N/A

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

I) **Applicant History**: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐Yes ☑No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 6477 Lakeshore Road

Legal Address (if different): _____

City: Cicero Village/Town: Cicero

Zip Code: 13039 School District: Cicero-North Syracuse

Tax Map Parcel ID(s): 086-02-25.1

Current Assessed Value: 666,000 Sq. Footage of Existing Building: 2,300

Census Tract: N/A

B) Type (Check all that apply):

- ☑ New construction
- ☐ Expansion/Addition to current facilities
- ☐ Renovation of existing facility
- ☐ Acquisition of existing facility/property
- ☑ Demolition and Construction
- ☐ Purchase of machinery and/or equipment
- ☐ Brownfield/Remediated Brownfield
- ☐ LEED Certification
- ☐ Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- ☑ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☑ (ii) the size of the lot upon which the Project sits or is to be constructed;
- ☑ (iii) the current use of the site and the intended use of the site upon completion of the Project;
- ☑ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- ☑ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☐ Industrial	☐ Bank Office
☐ Acquisition of Existing Facility	☐ Retail
☑ Housing	☐ Mixed Use
☐ Equipment Purchase	☐ Facility for Aging
☐ Multi-Tenant	☐ Civic Facility (not for profit)
☐ Commercial	☑ Other Marina

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☑ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   ☐ Yes ☑ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   ☐ Yes ☑ No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	1,500,000	100	
Site Work/Demo	3,500,000	100	
Building Construction & Renovation	48,000,000	100	
Furniture & Fixtures	400,000	100	
Equipment			
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	1,100,000	100	
Financial Charges	2,150,000	100	
Legal	inc	100	
Other			
Management/Developer Fees			
Total Project Cost	56,650,000	100	

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 56,650,000

Project refinancing: estimated amount
(for refinancing of existing debt only) $ _____

Sources of Funds for Project Costs:

1. Bank Financing $ 47,160,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 9,490,000
3. Tax Exempt Bond Issuance (if applicable) $ _____
4. Taxable Bond Issuance (if applicable) $ _____

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ N/A

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 56,650,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐Yes ☑No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	300
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll at facility:	N/A
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical Insurance, 401K
Average annual benefit paid by the company ($ or % salary) per FTE job:	~30%
Average growth rate of benefit cost:	~3%
Amount or percent of wage employees pay for benefits:	~70%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	We anticipate the majority of our workforce to come from Onondaga County and immediately surrounding counties.

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Manager	$50,000	0	1	0	0	0	0
Assistant Manager	$35,000	0	1	0	0	0	0
Grounds and Maintenance	$30,000	0	1	1	0	0	0
Job Creation Subtotal		0	3	1	0	0	0

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): TBD

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 353,700

☑ Sales and Use Tax Exemption (4% Local, 4% State): 2,500,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 47,160,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 353,700

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 31,250,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ 2,500,000

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency TreyJay LOSO, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 2/3/2021 (date).

Company: TreyJay LOSO, LLC

Representative for Contract: Charlie Breuer

Address: 148 Berwyn Ave. City: Syracuse State: NY Zip: 13210

Phone: 315-476-7917 Email: cbreuer@hb1872.build

Project Address: 6475 Lakeshore Road City: Cicero State: NY Zip: 13039

General Contractor: Hueber-Breuer Construction Co, Inc.

Contact Person: Charlie Breuer

Address: P.O. Box 515 City: Syracuse State: NY Zip: 13205

Phone: 315-420-5600 Email: cbreuer@hb1872.build

Authorized Representative: _____ Title: Executive V.P.

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits:
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

Section VIII: Employment Plan

Jobs Listings: In accordance with §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 Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☑ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☑ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), TreyJay LOSO, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

TreyJay LOSO, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

TreyJay LOSO, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

Onondaga County Industrial Development Agency Application for Benefits
Addendum A

Brolex Properties, LLC currently has a conflict of interest that involves a familial relationship between a member of the OCIDA Board of Directors and a member of Brolex Properties, LLC that must be disclosed to ensure the determination of the Brolex Properties, LLC Application is not compromised.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

Section X: Representations, Certifications, and Indemnification

Charlie Breuer (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Manager (title) of TreyJay LOSO, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. **First Consideration for Employment:** In accordance with §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 WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. **Annual Sales Tax Filings:** In accordance with §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, 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. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

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

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

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Charles Breuer, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of TreyJay LOSO LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 3rd day of March, 2021.

(Notary Public)

JOSEPH C. COTTER
Notary Public, State of New York
No. 4807413
Qualified in Onondaga County
My Commission Expires Oct. 31, 2022

End of Application

Rev 1-9-20

OCIDA Application Addendum
TreyJay Loso, LLC

Section 1G – Applicant Business Description

Description of TreyJay LOSO, LLC Background:

TreyJay LOSO, LLC is a single use limited liability company created solely for this project.

Section 1H
What percentage of Total Annual Supplies Are Coming Form firms in Onondaga County?

The construction of the project will utilize a local labor force and all material suppliers will be in Onondaga County or an immediately surrounding County. Any supplies necessary for the operation of the project once completed will come from Onondaga County.

DRAFT

Section 2 C
Summary of how this project will help your business grow:

N/A

Section 2D
Project Description:

(i) The Project consists of approximately 334,000 SF of new construction. The breakdown of each use is as follows:

Club House: 8,000 Square Feet
Garages: 18,000 Square Feet
Apartments: 308,000 Square Feet

There will be a total of 248; 1 and 2 bedroom apartments ranging from 700 to 1,500 Square Feet.

Along with the new construction the project will also renovate the existing Marina creating approximately 70 slips for boats up to 34' and 30 Personal Watercraft slips.

Other amenities of the project will include:

1) *Fitness Center*
2) *Community Room*
3) *Dog Washing Facilities*
4) *Boat Launch*
5) *1,100 feet of waterfront*
6) *100-foot Sand Beach*

(ii)Size of the Site: *Approximately 18 acres of a 25 acre underutilized property.*

(iii)Current Use of the site: *Marina and Boat Storage*

(iv) Principal Products and Activities: *The project will consists of Residential Units and a Commercial Marina.*

(v)Why the Applicant is undertaking the Project and the need for the requested Benefits:
The applicant is undertaking the project to take an underutilized 25-acre parcel of property on Oneida Lake to fulfill an unmet housing need in Onondaga County and specifically the northern suburbs; but for the benefits offered by the Onondaga County IDA the LOSO project would not be feasible.

DRAFT

TREYJAY LOSO, LLC

P.O. Box 515
Syracuse, NY 13208
Office: (315) 656-7271

TreyJay Loso LLC Vision Statement

March 5, 2021

Dear Chairman Hogan and OCIDA Members,

We write to introduce you and the board members, our Trey Jay Loso LLC's 248 unit approved apartment buildings (Please see attached Page 1.) located on an underutilized 25-acre parcel located on Oneida Lake at 6477 Lakeshore Road in Cicero, NY. (Please see existing conditions overview, and demographic detail report, see attached Page 2 & 5).

This parcel has been the home of Lake Shore Marina for over 40 years, with the majority of the property being open vacant land. It is the only parcel available on Oneida Lake which is zoned for and can accommodate new apartment housing. Please see attached subdivision map (Attached Page 3) showing the parcel devoted to the project, as well as the approved layout of 13 individual apartment buildings. The revitalization of 18 acres of an underutilized 25-acre vacant lot to a new amenity enhanced housing community will meet a demand for new housing.

1. **Overall Description of project:**
    - (I) The revitalization of this mostly vacant property to a new, walkable, amenity enhanced community overlooking Oneida Lake with 1100 feet of shoreline, will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced community.

2. **Is the property being built on a blighted lot?** Yes

    - This 25-acre overgrown, largely vacant parcel (Except for the seasonal marina) has existed under previous ownership for over 40 years.
    - The improvement of this overgrown, vacant, underutilized 25-acre parcel with 1100 feet of shoreline on Oneida Lake will be enhanced by much needed housing for Onondaga County residents who will be able to enjoy Oneida Lake and the amenities offered. (See attached Page 4)
3. **Is this new housing fulfilling an unmet need in the area?** Yes.

    - A professional evaluation of offerings in the County of Onondaga reveals there is a great need for apartments as vacancies in existing apartment communities are below 3%. Additionally housing is needed to address the need for community members who are selling their homes and who desire the opportunity to live in a modern energy efficient

community. This community will also provide much needed housing arising from the new employment jobs created by Amazon and other companies expanding in Onondaga County.

- The walkability for exercise on site to the lake and on walking trails, as well as enjoyment of 1100 feet of gentle shoreline and close proximity to goods and services as well as to churches and town offerings fulfills a huge unmet need. (Please see attached Page 5)
- The close proximity to Syracuse Hancock International Airport will allow those residents in our community who choose to travel south in the winter to do so with ease.

4. **Demand for Housing?** Yes.

    - These 248 apartments help to fill that demand by providing amenities such as elevators, in apartment washers and dryers as well as walkability for exercise, park like setting, 1100 feet of level waterfront, walking trails, dog exercise area, fitness center, marina and close access to restaurants and other goods and services.(See attached page 6)
    - With the arrival of new jobs from Amazon, BHG, SRC, Saab-Sensis, Lockheed Martin and others all housing including our new 248 unit apartment community is critical.

5. **Is there support from local officials?** Yes.

    - During our extensive planning and approval process with the town zoning, planning, there has been support. Letters can be obtained if needed.

6. **Is there needed Infill in an already populated area?** Yes.
    - This new housing community consisting of 13 apartment buildings with 248 units being esthetically placed on 18 acres of overgrown 25 acre lot that has been underutilized for 40 years.

7. **Does the project provide walkability to Village centers?** Yes.

- Yes the project is being developed with walking trails to 1100 feet of Lake Frontage for the residents as well as walking trails on the 25 acre project site. (Please see attached map Location and Surrounding area Page 4)
- Within close proximity there is the following places as shown on the attached location map, with numerous offering for groceries, super stores, home improvements, pharmacy, restaurants, etc.

We are eager to start this project at 6477 Lakeshore Road in Cicero. We are now asking that you, Onondaga County Industrial Development Agency, support and accept our application so that we can have the opportunity to repurpose this 25 acre largely vacant land with a 248 unit apartment community overlooking Oneida Lake.

Yours Truly,

Trey Jay Loso LLC.

Braxton Capital LLC. Date: 2/3/2021

Charles Breuer

Member

Brandon M. Jacobson Date: 2/3/21

Member

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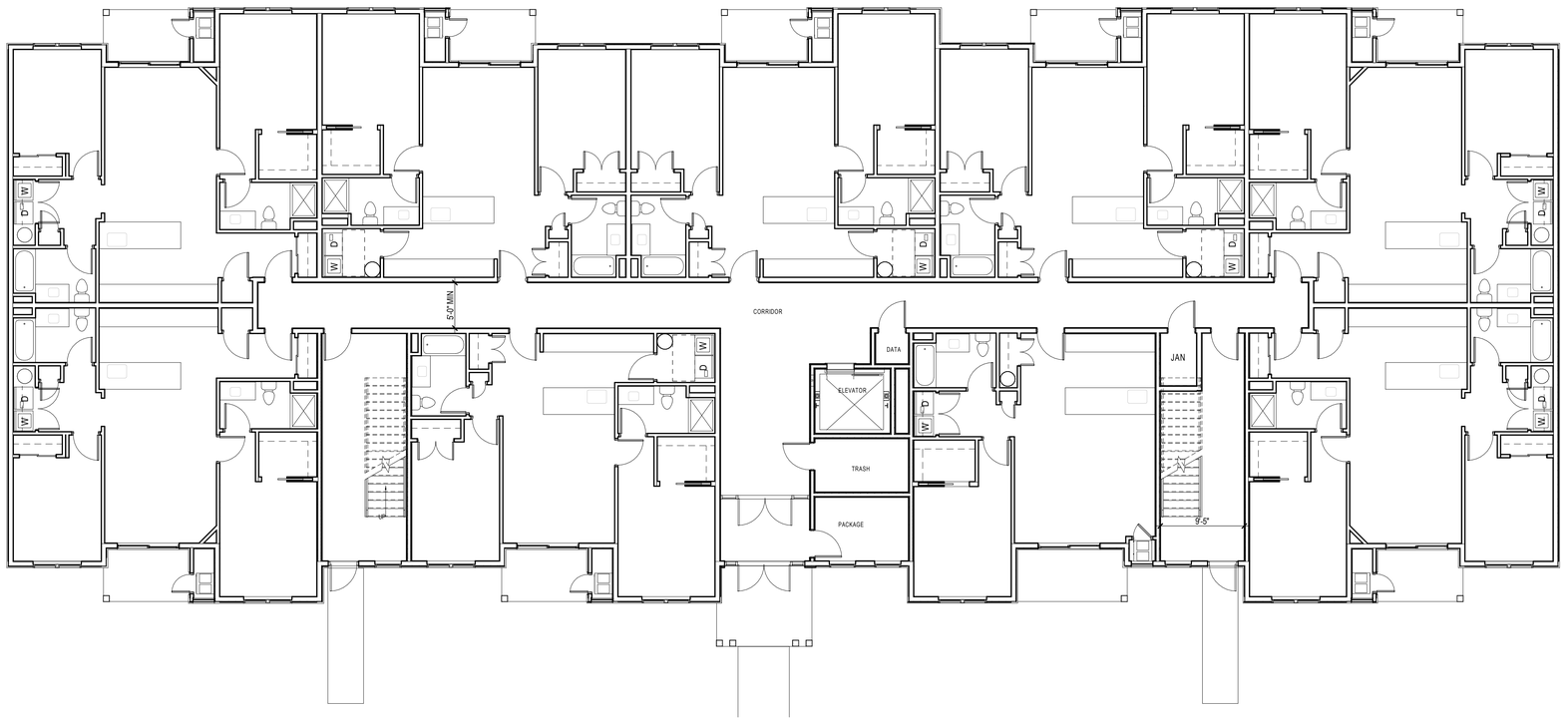
2 SECOND/THIRD FLOOR PLAN
1/8" = 1'-0"



1 GROUND FLOOR PLAN
1/8" = 1'-0"

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NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO. 16068

TYPICAL FLOOR PLANS

DATE ISSUED: 2/11/21

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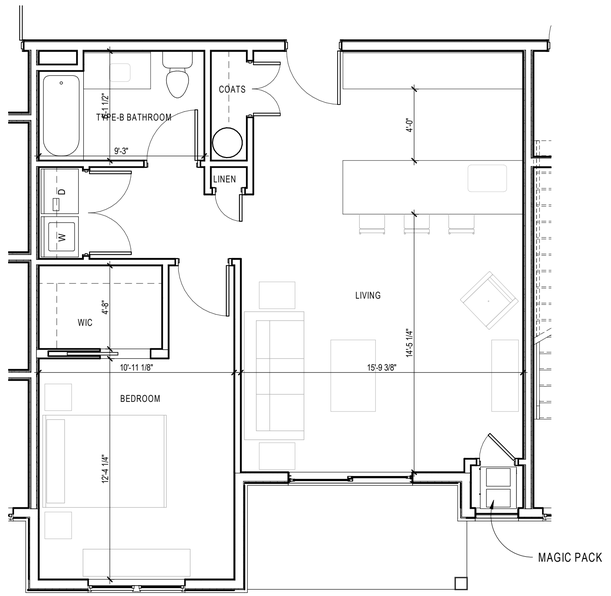
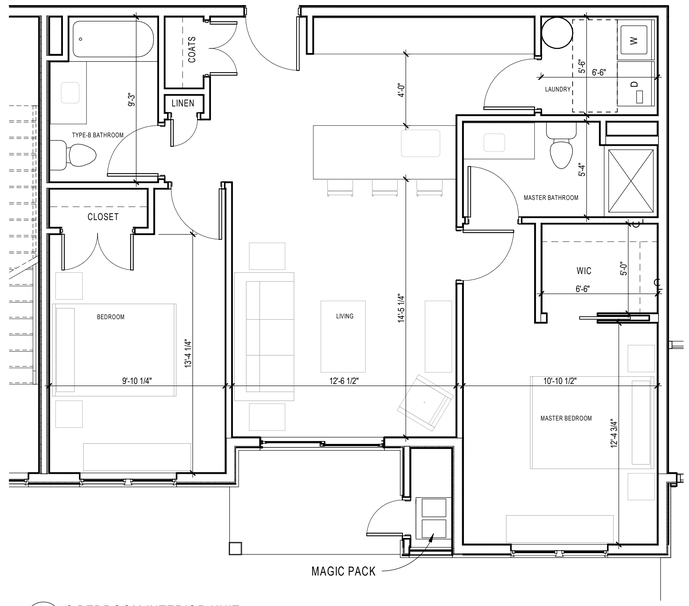


1 1-BEDROOM UNIT
1/4" = 1'-0"



2 2-BEDROOM INTERIOR UNIT
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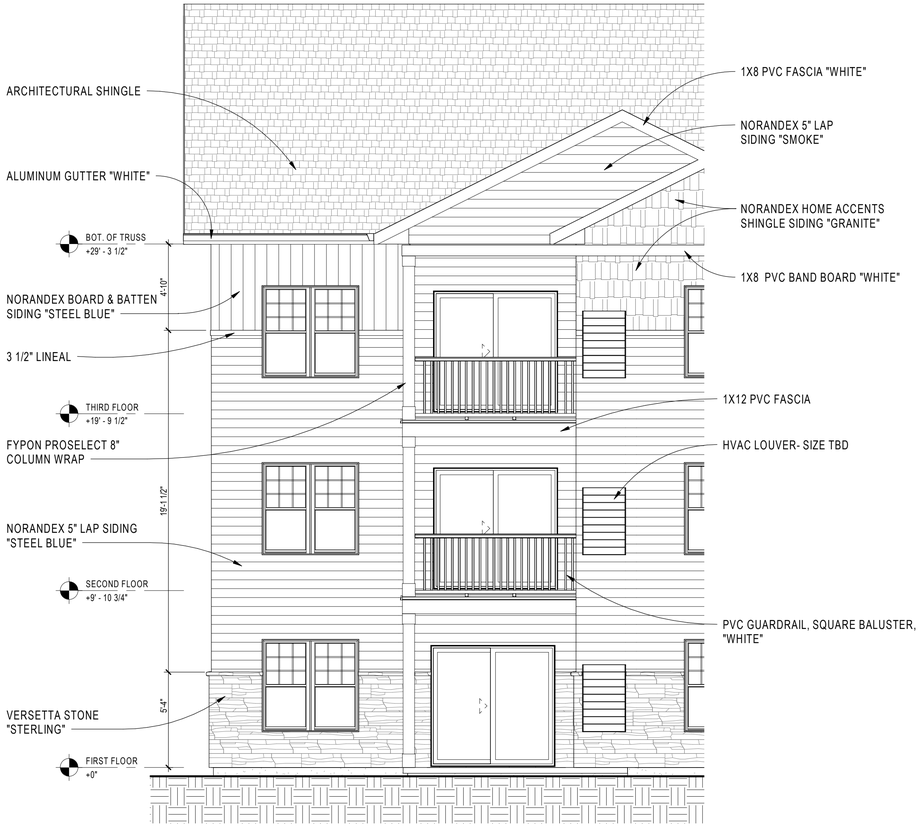
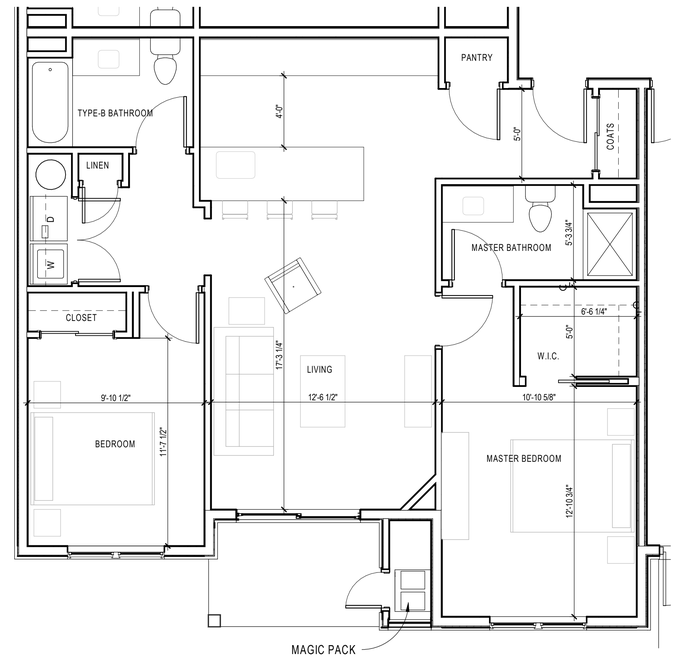


4 EXTERIOR FINISH KEY
1/4" = 1'-0"



3 2 BEDROOM CORNER UNIT
1/4" = 1'-0"

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LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

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AM JOB NO.
16068

ENLARGED PLAN & ELEVATION

DATE ISSUED:
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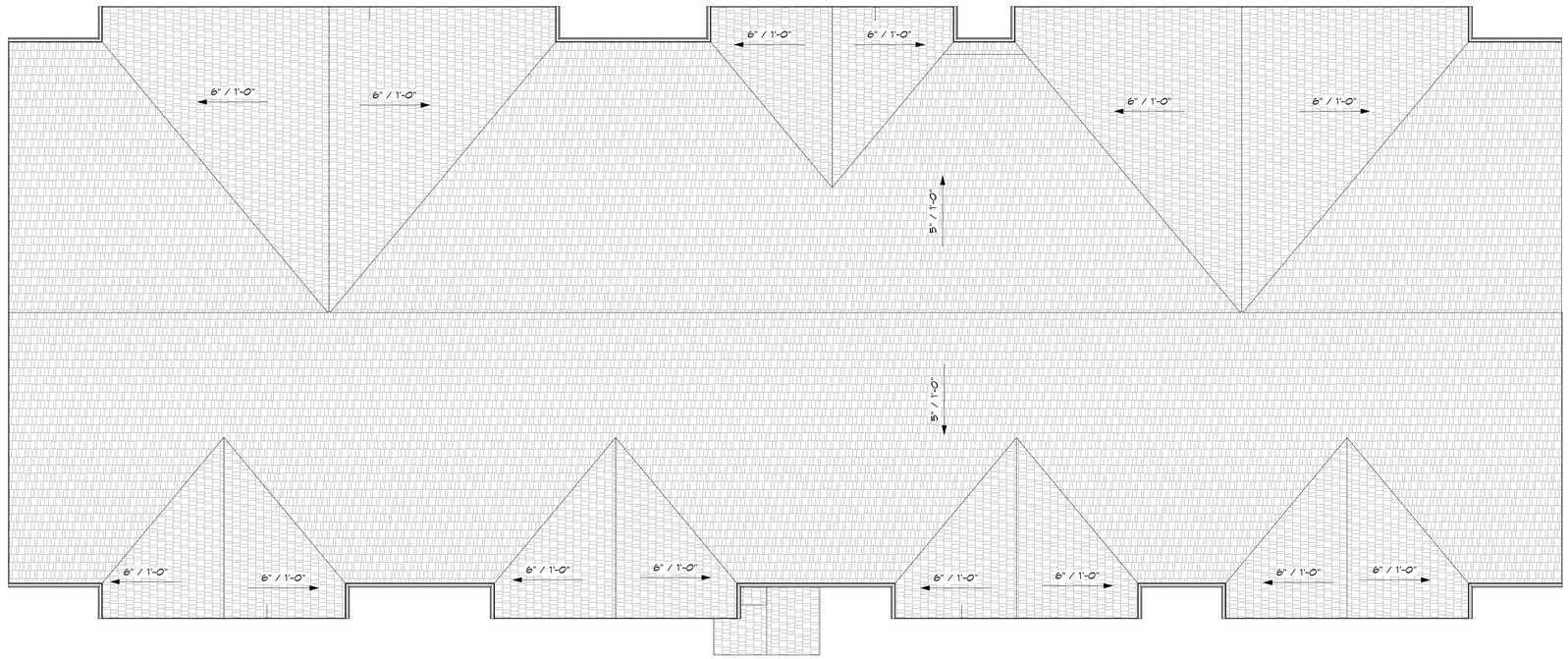

1 W-Roof
1/8" = 1'-0"

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ROOF PLANS

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1 FRONT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

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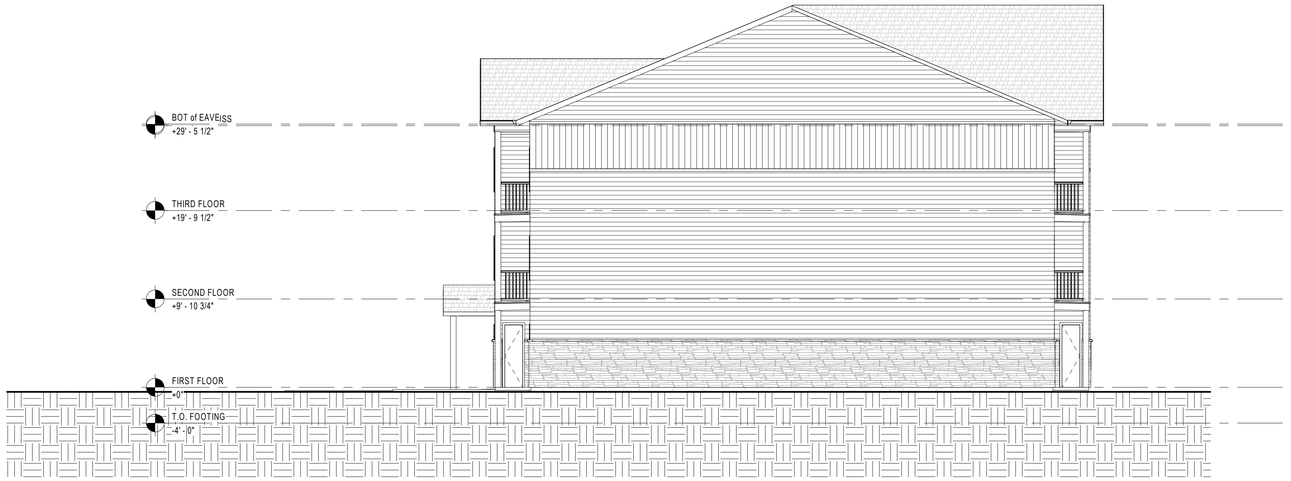
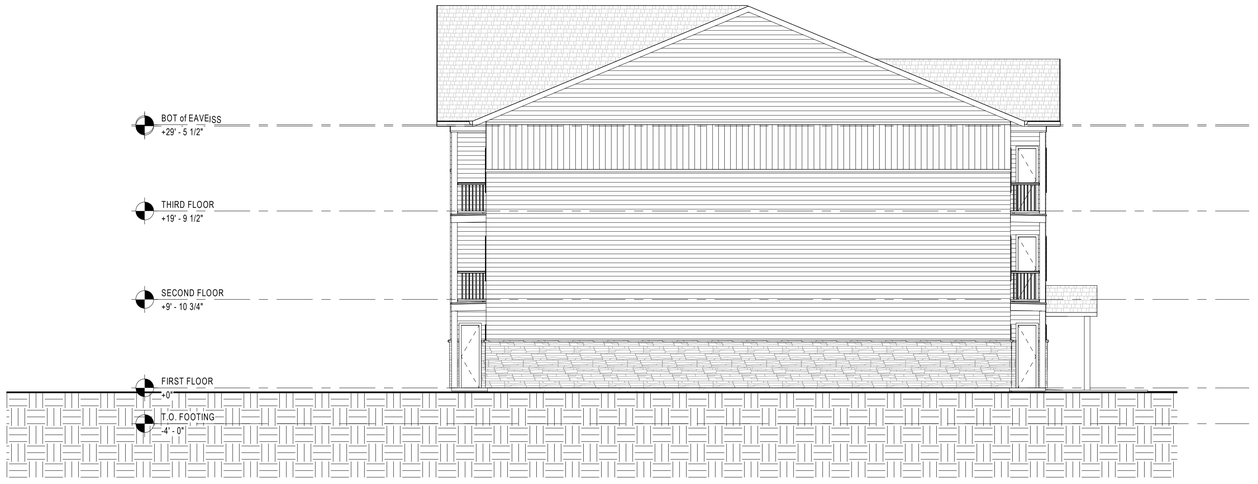


1 SIDE ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

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1 3D FRONT

2 3D BACK

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3D ELEVATIONS

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Phase IA Archaeological Background and Literature Review and Phase IB Archaeological Field Reconnaissance Report of the Proposed Lakeshore at Loso Project in Cicero, Onondaga County, New York

OPRHP #17PR08380

Final report prepared by:

Alliance Archaeological Services

Helping to make the past

a part of the future.

Final report date:
February 4th, 2018

Reports of Investigations 18FR01

4160 Watervale Road
Manlius, New York 13104

Mobile: 315-632-8283

Visit us online at www.alliancearchaeology.com

Phase IA Archaeological Background and Literature Review and Phase IB Archaeological Field Reconnaissance Report of the Proposed Lakeshore at Loso Project in Cicero, Onondaga County, New York

OPRHP #17PR08380

Final report prepared by:
Nikki A. Waters, M.A.
Principal Investigator

Final report submitted by:
Alliance Archaeological Services
4160 Watervale Road
Manlius, New York 13104
Mobile: (315) 632-8283

Final report submitted to:
Vincent E. Ryan, Landscape Designer
Keplinger Freeman Associates, LLC
6320 Fly Road, Suite 201
East Syracuse, NY 13057

February 4th, 2018

Reports of Investigations 18FR01

Management Summary

Involved State and Federal Agencies: Town of Cicero, DEC, OPRHP

OPRHP Project #: 17PR08380

Phase of Survey: Phase IA and IB

Survey Size: ~9.6 hectares (~23.7 acres)

Location Information: The project area is located to the north of the intersection of Lakeshore and Mud Mill roads in the Town of Cicero. The current work scope was defined as a phase IA background and literature review of the overall project area and a phase IB archaeological field reconnaissance of the current APE.

Minor Civil Division: Town of Cicero
County: Onondaga

U.S.G.S. 7.5' Quadrangle Map: 1973 Cicero, New York, photo-revised 1978, Copyright 2008 Maptech, Inc.

Archaeological Survey Overview:
Number and interval of shovel tests: 189 at 50ft/15m intervals
Number and size of units: not applicable
Width of plowed strips: not applicable
Surface survey transect interval: not applicable

Results of the Archaeological Survey:
Number and name of pre-contact sites identified: 0
Number and name of historic sites identified: 0
Number and name of sites recommended for Phase II/Avoidance: 0

Results of the Architectural Survey:
Number of buildings/structures/cemeteries within the project area: 0
Number of buildings/structures/cemeteries adjacent the project area: 0
Number of National Register Listed buildings/structures/cemeteries/districts: 0
Number of National Register Eligible buildings/structures/cemeteries/districts: 0

Recommendations: Although the cultural background review indicated that the APE had the potential to contain previously unidentified pre-contact and/or historic archaeological sites, no cultural materials or cultural features were identified during the phase IB field investigation. As a result, the APE does not appear to have been the focus of any pre-contact or historic activities which could have left an archaeological trace. As a result, cultural resource clearance for the proposed Lakeshore at Loso project site is recommended.

This recommendation is made with the understanding that if the APE boundaries should change, additional archaeological investigations may be required. As such, this recommendation is only valid for the APE boundaries as documented in this report (Figure 11). This recommendation of cultural resource clearance is also made with the understanding that if any archaeological materials, human remains or associated mortuary goods are uncovered during construction or earth-moving activities within the APE, work within the area will immediately cease and the OPRHP will be notified.

Report Author and Affiliation: Nikki A. Waters, M.A., Principal Investigator. Alliance Archaeological Services, 4160 Watervale Road, Manlius, New York 13104.

Final Report Date: February 4th, 2018

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Introduction

In response to a request from Keplinger Freeman Associates, LLC, Alliance Archaeological Services has completed a phase IA archaeological background and literature review and phase IB archaeological field reconnaissance of the proposed Lakeshore at Loso project in Cicero, Onondaga County, New York (OPRHP # 17PR08380).

The purpose of a phase IA archaeological background and literature review is to identify and describe all previously recorded pre-EuroAmerican contact and historic archaeological sites and resources within and around the boundaries of the proposed project area. This information is then combined with a review of the natural setting of the project area in order to develop a regionally specific pre-contact and historic context. This context is then used to evaluate the project area's sensitivity to contain additional pre-contact and/or historic archaeological sites. The results of the phase IA evaluation are then used to evaluate the necessity of any additional archaeological investigations, and if necessary, to formulate a project-specific phase IB archaeological field reconnaissance methodology. The results of both investigations are then used to evaluate the eligibility of any archaeological sites within the project area for nomination to the *State and/or National Registers of Historic Places*. All aspects of the phase I archaeological survey conducted for this project conform to the New York Archaeological Council's (NYAC) *Standards for Cultural Resource Investigations* (1994) as adopted and required by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), as well as to the *Phase I Archaeological Report Format Requirements* as published and required by the OPRHP (2005, revised 2013).

The following report details the results of the phase IA background and literature review and phase IB archaeological field reconnaissance, and presents Alliance Archaeological Services' conclusions and recommendations concerning the necessity of any additional archaeological investigations.

Project Description

The proposed project plan calls for the construction of an apartment complex with associated garages, parking areas and utilities within the existing Lakeshore Marina to the north of the intersection with Lakeshore and Mud Mill roads in the Town of Cicero, Onondaga County, New York. The overall project area consists of approximately 9.6 hectares (~23.7 acres) of land in a mix of maintained grass and isolated standing woodland. An existing residential home, marina and associated garage and storage areas are also present. A floodplain is present within the northern portion of the property extending south from Oneida Lake but will not be disturbed by any project construction. This area is therefore not included in the Area of Potential Effect (APE). Additional existing residential properties lie to the immediate west and south. The overall project borders are shown on Figure 10. The current project development plans and APE are shown in detail on Figure 11. The current work scope was defined as a phase IA background and literature review of the overall project area and a phase IB archaeological field reconnaissance of all portions of the current APE. Representative photographs of the overall project area and APE were taken at the time of the phase IB field investigation and are provided in Appendix A.

Project Location

The project area is located to the north of the intersection of Lakeshore and Mud Mill roads in the Town of Cicero in central New York State (Figure 1). Figure 2 shows the location of the project area as shown on portions of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, Inc. Figure 3 shows the project location as shown on a map generated on the Web Soil Survey. Historic maps of the project area are provided as figures 4 through 9. Figure 10 shows the location of the overall project area and Figure 11 shows the location of the APE and all proposed project improvements. Figure 12 shows the location of all subsurface testing and Figure 13 shows the location and orientation of all project photographs. Photographs (Appendix A) provide representative views of the APE at the time of the phase IB field investigation.

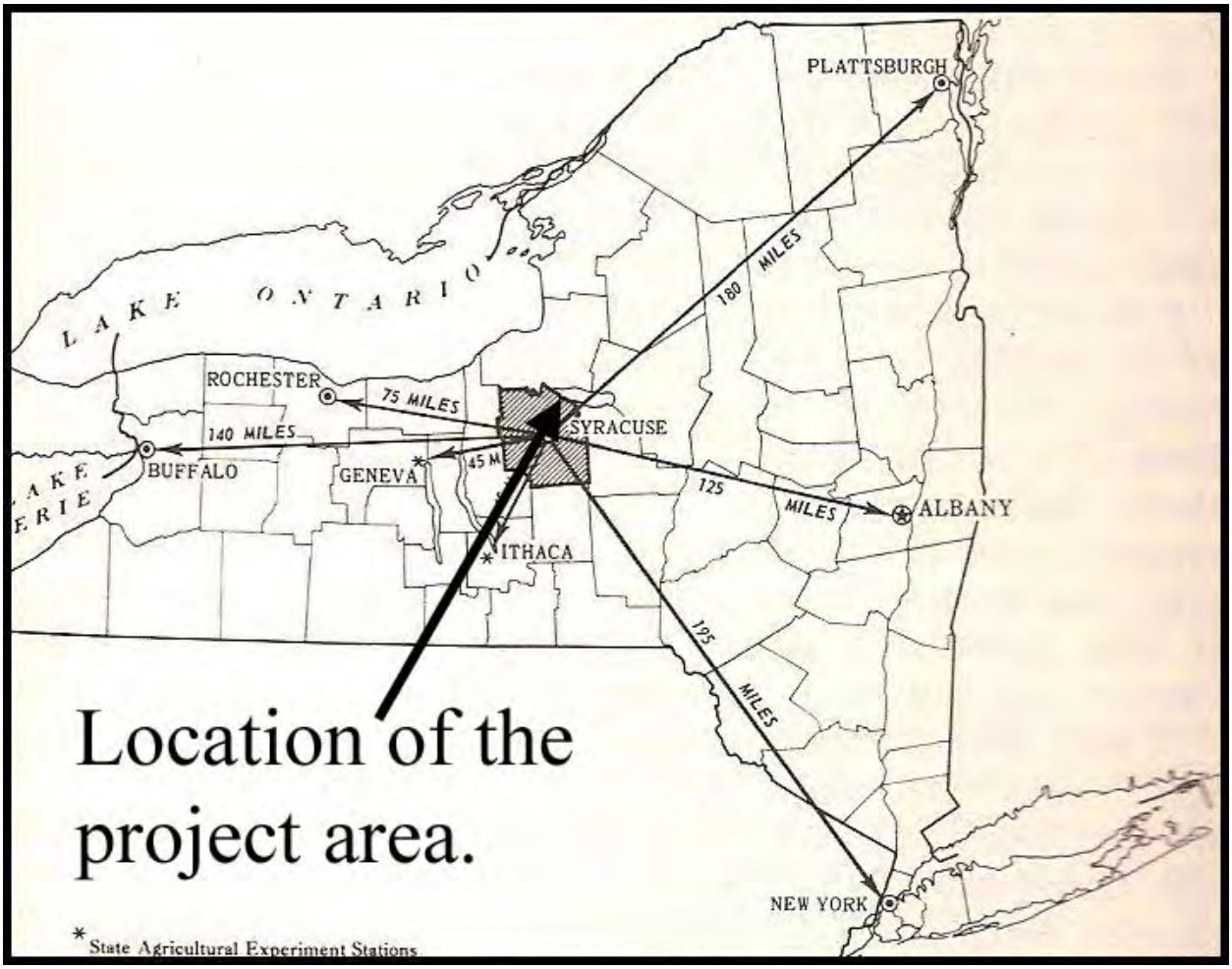

Figure 1. General location of the project area within New York State (Adapted from a base map provided in Hutton and Rice 1977).

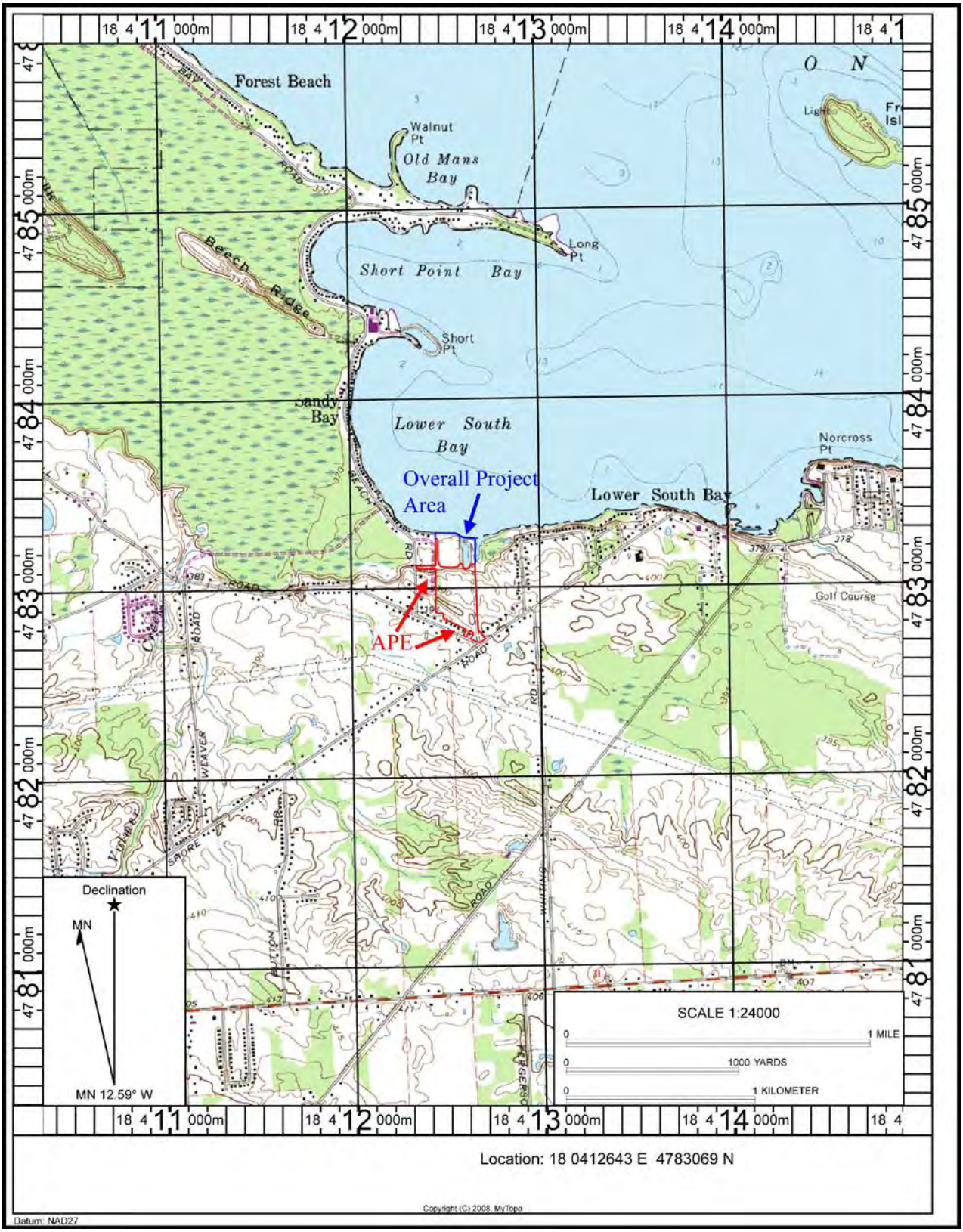

Figure 2. Location of the project area as shown on a portion of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, Inc.

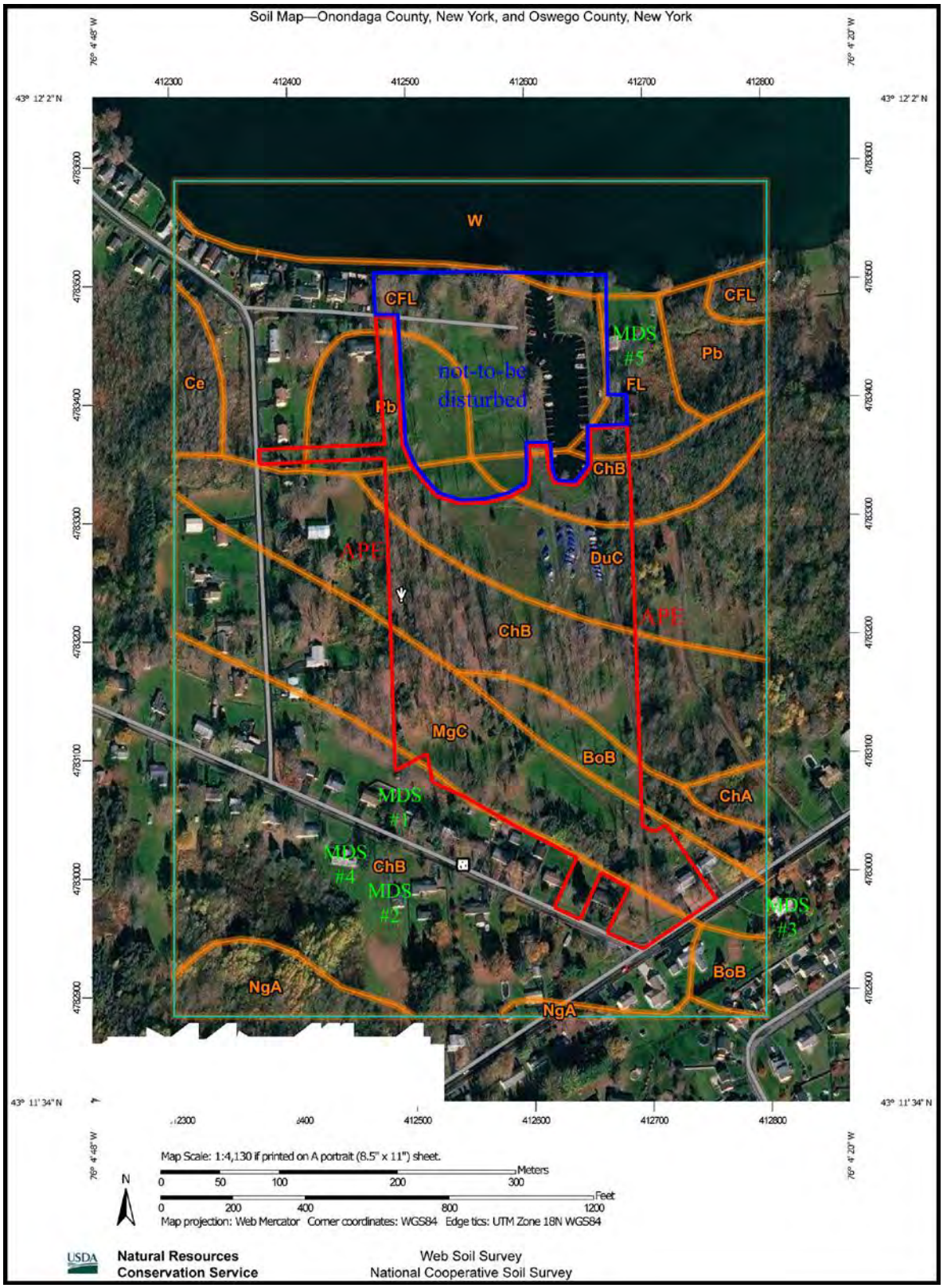

Figure 3. Soils within the project area as shown on the Web Soil Survey of Onondaga County.

Background Research

Environmental Setting

The following represents a brief synthesis of the available information regarding the physical and environmental setting of the current project area. This information is provided in order to place this area within a context conducive to assessing its potential to contain significant archaeological resources.

Past and Present Land Use and Current Conditions

The proposed Lakeshore at Loso project site lies to the north of the intersection between Lakeshore and Mud Mill roads. It is bordered to the south and west by existing residential properties, to the north by Oneida Lake and to the east by scrub woodland. An existing residential house is within the southeast project corner and a 100-slip marina lies within the northeast overall project corner. Existing garage and storage buildings border the marina to the south. A gravel access road runs from Lakeshore Road north within the eastern overall project border. Smaller gravel access roads are also present. The APE is dominated by a mix of maintained grass and isolated standing woodland. A floodplain is present within the northern portion of the property to the west of the marina and extends south from Oneida Lake; however, this area will not be disturbed by any project construction and is therefore not included in the APE. A small stream also runs through the east-central project portion. Given that the phase I investigation was conducted in early to mid-winter, significant portions of the APE were also sporadically within ponded or saturated soils. As a result, shovel test intervals were either adjusted slightly to accommodate drier areas or excavated and documented quickly before they filled with water. Significantly ponded areas were marked on the project field map and shovel tests were completed once the soils had dried out. As a result, only those portions of the APE within the stream or within very poorly drained muck soils were eliminated from the phase IB investigation on the basis of drainage.

Informal interviews conducted with the current property owner indicated that the overall project area was originally a part of the D.H. Hoyt farmstead and in the early 20th century was used as a cow pasture. The Hoyt residence is identified as MDS #3. At this time the property did not contain any trees. The existing pine trees were planted in the 1960s and the area to the south and southwest of the marina was excavated in the 1970s. The extent of this excavated and graded area is provided on Figure 12. A buried sewer pipeline was also installed across the northern portion of the overall project area approximately 75 feet from the shoreline of Oneida Lake (Figure 11). Additional isolated disturbances were related to the installation and maintenance of the gravel access roads. With the exception of the current marina structures and private residence no other outbuildings, foundations or other features were recalled as being present on the property.

The review of available historic maps (figures 4 through 9) indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. However, in the mid-20th century, it was converted into a marina and private residence. Photographs (Appendix A) provide representative views of the APE at the time of the phase IB field investigation.

Soils

The overall project area and the APE are within the Bombay, Collamer, Dunkirk, Madrid and Palms series soil associations. The not-to-be disturbed floodpain area is almost exclusively within Cut and Fill Land (CFL); however, a narrow portion of the APE which extends west from the northwest APE portion to Beach Road is also shown within CFL. This mapping unit is within areas where the original soil has either been stripped or removed or where the original soils have been covered with fill from another location to a depth of 1 meter (3 feet) or more. As a result, the potential for intact archaeological materials to be present at or near the surface is negligible.

Variably drained alluvial soils (FL) are also within the northeast overall project portion to the east of the marina. These soils are mapped along both banks of a small tributary of Oneida Lake and extend east beyond the project borders. Although a narrow portion of the APE does extend slightly north into these soils, the project disturbances within this area consist of modifications to the existing gravel access road. As a result, all project

construction within this area will take place within soils which were previously disturbed by the original construction of the marina and the road.

Bombay Series soils consist of deep, moderately well drained soils which formed in glacial till with a high content of sand. They are found on uplands (Hutton and Rice 1977: 39-40). Collamer Series soils consist of deep, moderately well drained soils which formed in stone-free, lake-deposited silt and very fine sand. They are found on the undulating tops of lake plains (Hutton and Rice 1977: 46-47). Dunkirk Series soils consist of deep, well drained soils which formed in glacio-lacustrine deposits of silt and very fine sand. They are also found on lake plains (Hutton and Rice 1977: 50-51). Madrid Series soils consist of deep, well drained soils which formed in loamy glacial till with a high content of sand. They are found on upland till plains and drumlins (Hutton and Rice 1977: 74-76). Palms Series soils consist of very poorly drained, well decomposed muck underlain by loamy mineral matter. They are found within boggy depressions on lake and till plains (Hutton and Rice 1977: 93).

The specific soils within the APE are Bombay gravelly loam, 2 to 8% slopes (BoB); Collamer silt loam, 2 to 6% slopes (ChB); Cut and Fill Land (CFL); Dunkirk silt loam, 6 to 12% slopes (DuC); Fluvaquents, Frequently Flooded, 0 to 8% slopes (FL); Madrid gravelly loam, 8 to 15% slopes (MgC); and Palms muck (Pb) (Hutton and Rice 1977: pp. 39-40, 46-47, 50-51, 53, 74 -76 and 93; Web Soil Survey Map; Figure 3). The key properties of these soils are illustrated in Table 1 below.

Table 1: Soils Within the Project Area

Name	Soil Horizon Depth (cm/in)	Color	Texture, Inclusions	Slope	Drainage	Landform
Bombay gravelly loam, (BoB)	A_p: 0-25 cm (0-10 in) AB: 25-41 cm (10-16 in) $B2_t$: 41-74 cm (16-29 in) B3: 74-97 cm (29-38 in) C: 97-152 cm (38-60 in)	DkGrBrn YBrn DkBrn Brn Brn	GrvLo FSaLo HFSaLo GrvFSaLo GrvHFSaLo	2-8	WD	On the undulating uplands.
Comments: this soil has a profile described as representative of the series.						
Collamer silt loam, (ChB)	A_p: 0-25 cm (0-10 in) AB: 25-41 cm (10-16 in) BA: 41-61 cm (16-24 in) $B21_t$: 61-81 cm (24-32 in) $B22_t$: 81-107 cm (32-42 in) C: 107-127 cm (42-50 in)	DkGrBrn YBrn DkBrn Brn Brn RdBrn	SiLo SiLo SiLo HSiLo HSiLo SiLo	2-6	MWD	On the undulating tops of lake plains.
Comments: this soil has a profile described as representative of the series but erosion can be a hazard.						
Cut and Fill Land (CFL)	This mapping unit is within areas where the original soil has either been stripped or removed or where the original soils have been covered with fill from another location to a depth of 1 meter (3 feet) or more. As a result, the potential for intact archaeological materials to be present at or near the surface is negligible.					
Dunkirk silt loam, (DuC)	A_p: 0-13 cm (0-5 in) A1: 13-28 cm (5-11 in) A22: 28-41 cm (11-16 in) $B21_t$: 41-53 cm (16-21 in) $B22_t$: 53-91 cm (21-36 in) C1: 91-102 cm (36-40 in) C2: 102-183 cm (40-72 in)	DrkBrn YBrn Brn Brn Brn Brn DkGrBrn	SiLo SiLo SiLo HSiLo HSiLo HSiLo Silt/Sand	6-12	WD	On lakeplains.
Comments: this soil has a profile described as representative of the series but erosion can be a hazard.						
Fluvaquents, Frequently Flooded,(FL)	This mapping unit consists of alluvial soils and recent alluvial deposits and can range from well to very poorly drained over short distances. As a result, each area must be assessed independently. Slopes typically range from 0 to 8%.					
Madrid gravelly loam, (MgC)	A_p: 0-23 cm (0-9 in) B1: 23-48 cm (9-19 in) BA_2: 48-58 cm (19-23 in) $B2_t$: 58-107 cm (23-42 in) C: 107-188 cm (42-74 in)	Brn-DkBrn Brn RdBrn RdBrn RdBrn	FSaLo FSaLo FSaLo FSaLo HFSaLo	8-15	WD	On the sides of low hills and drumlins or on the sideslopes of drainages.

Comments: this soil has a profile described as representative of the series; however, this mapping unit has a gravelly loam surface layer. Moderate to severe erosion can also be a hazard.						
Palms muck (Pb)	Oa1: 0-20 cm (0-8 in) Oa2: 20-36 cm (8-14 in) Oa3: 36-61 cm (14-24 in) IIC_g: 61-127 cm (24-50 in)	Blk Blk Blk Gr	SapMat SapMat SapMat LtClLo	Level to nearly level.	VPD	Low areas on lakeplains or depressions on till plains.
Comments: this soil has a profile described as representative of the series.						

COLOR/TEXTURE KEY:

Blk-Black	Brn-Brown	Cl-Clay	cm-centimeters	Dk-Dark
F-Fine	Gr-Grayish	Grv-Gravelly	H-Heavy	Lo-Loam
Lt-Light	Rd-reddish	Sa-Sandy	SapMat-Sapric Material	
Si-Silt	Y-Yellowish			

DRAINAGE KEY:

MWD-Moderately Well Drained WD-Well Drained
VPD-Very Poorly Drained

The APE is almost exclusively within a mix of moderately well to well drained soils which formed in glacio-lacustrine and glacial till deposits on uplands and old lake plains. With the exception of a low hill within the southwest corner, all portions of the APE are relatively level. As a result, erosion will have been a minimal hazard. Cultural materials, if present, are therefore expected to be within the upper and central portions of the soil profile: i.e. less than 40 cm (16 inches) below the ground surface. A comparison of the results of the phase IB soil evaluation with the published soil information is provided in the *Results* section.

The only exceptions are the extreme northern edges of the APE which extend into Cut and Fill Land (CFL), very poorly drained muck (Pb) and variably drained alluvium (FL). These northern sections complete the overall project area (Figure 3). The variably drained alluvium is present within the extreme northeast overall project corner and borders both sides of a small stream which drains into Oneida Lake (Figure 3). However, the stream and the majority of its floodplain lie east of the overall project borders. The portion of the APE which extends into this area consists of the built-up portion of the gravel road used to access the east portion of the marina. This area was previously significantly disturbed by both the construction of the marina and the installation of the gravel access road. No new building or construction will take place within this area. As a result, no deep archaeological testing was conducted.

The Cut and Fill Land dominates the not-to-be –disturbed portion of the overall project area which runs north to Oneida Lake from the APE. However, a lobe of this mapping unit also extends south along both sides of Beach Road and covers the western portion of the proposed access road from the western border of the APE to Beach Road. The eastern portion of this access road is mapped with very poorly drained muck (Figure 3). Given these factors, this access road was considered to have a very low potential to contain potentially significant archaeological resources and no further investigations were conducted.

Drainage

The overall project area and APE are drained by Oneida Lake which borders the overall project area to the north. A small stream also runs within the eastern APE portion and drains into the marina. The location and course of this small stream is related to excavation and grading conducted on the property in the 1960s and 70s. Although no wetlands are shown as present within the overall project area on the modern topographic map (Figure 2), a very large wetland track is present to the immediate northwest to the west and south of Beach Road. The phase IB fieldwork was completed in mid-winter and although significant areas of ponded and/or saturated soils were identified during periods of rain and immediately following episodes of thaw, the moderately well to well drained soils drained quickly. As a result, shovel tests were still able to be excavated during periods of warmer weather. When areas of persistent ponding or saturation were encountered, the location was marked on the project field map and shovel tests were completed at a later date. As a result, no portions of the APE outside of the Cut and Fill Land or very poorly drained muck soil mapping units were eliminated on the basis of drainage.

Site File Search

Evaluated site files included the currently available New York State Museum (NYSM) site file records, the currently available OPRHP site file records and the currently available OPRHP previous archaeological survey report files. Available *National Register of Historic Places Building Inventories* were also evaluated to identify both National Register Listed (NRL) and National Register Eligible (NRE) structures within or adjacent to the current project area. Historic map evaluation included the 1852 *Map of Onondaga County*, the 1860 *Map of Onondaga County*, the 1874 *Map of Onondaga County*, the 1898 Syracuse quadrangle, and the 1944 Cicero quadrangle. A drawing of the David Hoyt farmstead showing the overall project area as cow pasture has also been included as Figure 9. The file search also included an evaluation of any pre-EuroAmerican contact sites documented by early investigators of the region, such as Beauchamp (1900) and Parker (1922), as well as an evaluation of the Town of Cicero and Onondaga County histories for information relevant to the current project. These data were then combined with the results of the natural and environmental setting review in order to construct a regionally specific archaeological sensitivity assessment for the current project area. The results of this file search are presented below.

Previously Recorded Archaeological Sites

A review of the currently available site files indicated that no pre-contact or historic archaeological sites have yet been recorded either within or adjacent to the overall project area or current APE and no historic archaeological sites have yet been recorded within one mile. However, at least one pre-contact site has been recorded in the OPRHP records within this same interval. Beauchamp (1900) and Parker (1922) also show two additional pre-contact sites within the overall area. None of these pre-recorded sites have yet been determined *National Register Eligible* and none are *National Register Listed*. Each pre-recorded archaeological site is summarized in Table 2 and discussed in more detail below.

Table 2:
Pre-recorded Archaeological Sites Reported within the Vicinity of the Project Area

NYS OPRHP Site #	Additional Site #s and/or Names	Dist./Direction (meters/feet)*	Time Period	Site Type
A06702.000081	Justelle Estates Prehistoric Site	305 meters; 1,000 feet; E	Late Archaic (3,000 – 1,000 B.P.)	camp
---	WB ONON #34; ACP ONON #75	unknown; within Lots 32 and 33	indeterminate pre-contact	camps
---	WB ONON #36; ACP ONON #78	unknown; E	indeterminate pre-contact	camps

*Minimum distance provided. ACP = Arthur C. Parker WB = William Beauchamp

Pre-contact Archaeological Sites

OPRHP Site #A06702.000081

OPRHP Site #A06702.000081 is shown to the east of the APE to the east of Shellman Drive. This site was recorded in February of 1998 by Pratt and Pratt Archaeological Consultants, Inc. Recovered cultural materials consisted of an indeterminate number of flakes, fire-cracked rock, charcoal and a possible hearth or roasting area. Although no diagnostic materials were reported as recovered during the phase I, one Sylvan Stemmed, one Brewerton Side-notched, and one Normanskill point were reported as recovered during phase II. Additional cultural materials included flakes, scrapers, an anvil stone, chopper, knives, calcined bone and fire-cracked rock. Phase III data recovery excavations were recommended but no formal National Register determination form was identified. In addition, no record or report of this site beyond the state site form could be found in the OPRHP records. It is therefore unclear if phase III investigations were conducted. Given its proximity to Parker Site #75 it is highly likely that this represents the same resource. Although further study of this resource is therefore highly likely to produce additional information significant to our understanding of the history of the region, as this site is beyond the current project borders, no related archaeological deposits or features should be impacted. As a result, no archaeological investigations of this site as related to the current project were conducted.

William Beauchamp Onondaga County Site #34

This site was first recorded by Beauchamp as his Onondaga County Site #34 and consisted of "small camps on lots 32 and 33, Cicero about South Bay on Oneida lake, and another farther east on the Eastwood farm lot 46" (Beauchamp 1900: 117). Parker's description is identical but he identifies this resource as Onondaga County Site #75 (Parker 1922: Plate 196, p. 646). A review of the 1860 and 1874 maps (figures 5 and 6) show that the current project area is within Lot 32 and that Lot 33 lies adjacent to the east. The Justelle Prehistoric Site discussed above is within the eastern portion of Lot 32 near its border with Lot 33 and most likely represents a component of this resource. Two residences belonging to an N.P and S.A. Eastwood, respectively, are also shown along the north side of Lakeshore Road within the northeast portion of Lot 33 near its border with Lot 46. No further information was available. Given the broad description of these camps as lying somewhere within lots 32 and 33 it is possible that one of these camps is within or adjacent to the current project area. Both Beauchamp and Parker recorded similar general camp areas throughout New York State and used them to represent zones where scattered cultural remains could often be found. Given that the current APE lies within one of these generalized areas, there is a potential for associated archaeological materials to be present. At least one related camp site (the Justelle Prehistoric Site) has already been recorded to the east. As a result, further archaeological investigations related to the current project were conducted.

William Beauchamp Onondaga County Site #36

This site was first recorded by Beauchamp as a portion of his Onondaga County Site #36 and consisted of "small camps, as on the islands in Cicero swamp and on Frenchman's and Dunham's islands in Oneida lake" (Beauchamp 1900: 117). Parker's description is identical but he identifies this resource as Onondaga County Site #78 (Parker 1922: Plate 196, p. 646). This site lies to the east of the sites discussed above. No further information was available. Although further study of this resource is highly likely to produce additional information significant to our understanding of the history of the region, as this site is well beyond the current project borders, no related archaeological deposits should be impacted. As a result, no archaeological investigations of this site as related to the current project were conducted.

Previous Professional Archaeological Investigations

A review of the available survey files indicated that the current project area has never been the subject of professional archaeological investigations and no professional investigations have yet been conducted near or adjacent to the current APE. However, at least two full phase I surveys have previously been conducted within approximately one mile. Although a report copy could not be identified, phase I and II investigations were also conducted to the east of the current project area by Pratt and Pratt Archaeological Consultants. These surveys resulted in the identification of the Justelle Prehistoric Site discussed above. The first survey was conducted to the southwest of the current project area at and extending beyond the one mile evaluation interval by the Environmental Collaborative and consisted of a phase I evaluation of the proposed John's Landing Extension project (Reuter 2001). However, no cultural materials were identified and no further archaeological investigations were conducted. The second survey was conducted to the northwest of the current project area by Hartgen Archaeological Associates, Inc. and consisted of a phase I evaluation of the Leon's Cottages Lot Development project site (Hartgen 2004). However, no cultural materials were identified and no further archaeological investigations were conducted.

Pre-contact Sensitivity Assessment

The review of archaeological sites indicated that no pre-contact archaeological sites have yet been definitely recorded within or adjacent to the current project area on the state records. However, both Beauchamp and Parker indicate that camps are present within lots 32 and 33. The current project area is within Lot 32. Consistent with these descriptions, the Justelle Prehistoric Site was identified to the east of the current project area near the border between lots 32 and 33. Phase II test excavations indicated that this site consisted of a Late Archaic camp. Additional camps were recorded further to the east within Lot 46. Although they are beyond the one mile interval evaluated for this project, two additional pre-contact sites have also been recorded to the northwest along the large ridge within the swamp. As a result, it is highly likely that the current project area represents part of the resource extraction sphere utilized during the habitation of the camp sites centered along the shores of Oneida Lake. Although the procurement of floral and faunal resources does not always produce a visible archaeological trace,

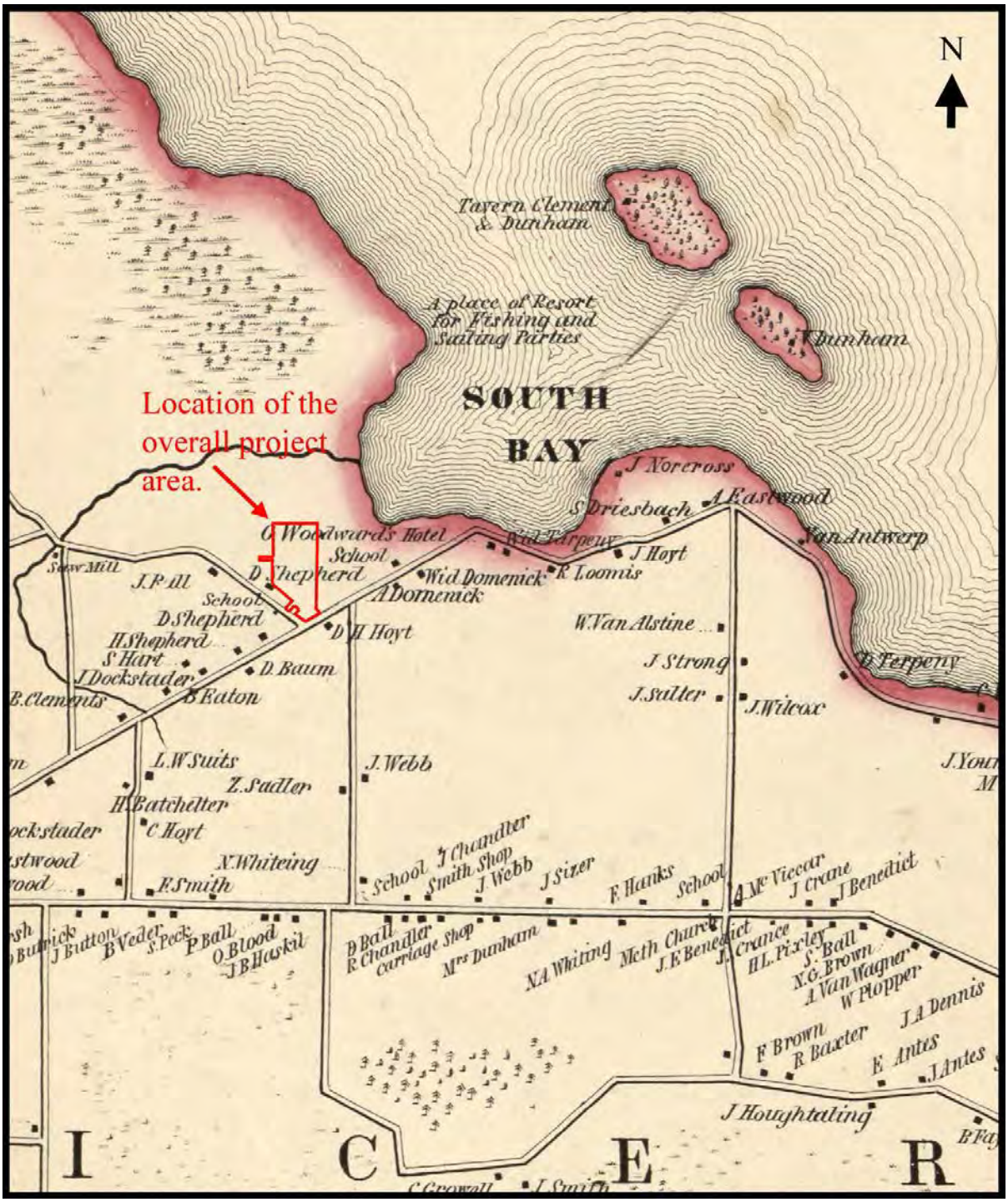

Figure 4. Location of the project area as shown on a portion of the 1852 *Map of Onondaga County*.

Figure 5. Location of the project area as shown on a portion of the 1860 *Map of Onondaga County*.

Figure 6. Location of the project area as shown on a portion of the 1874 *Map of Onondaga County*.

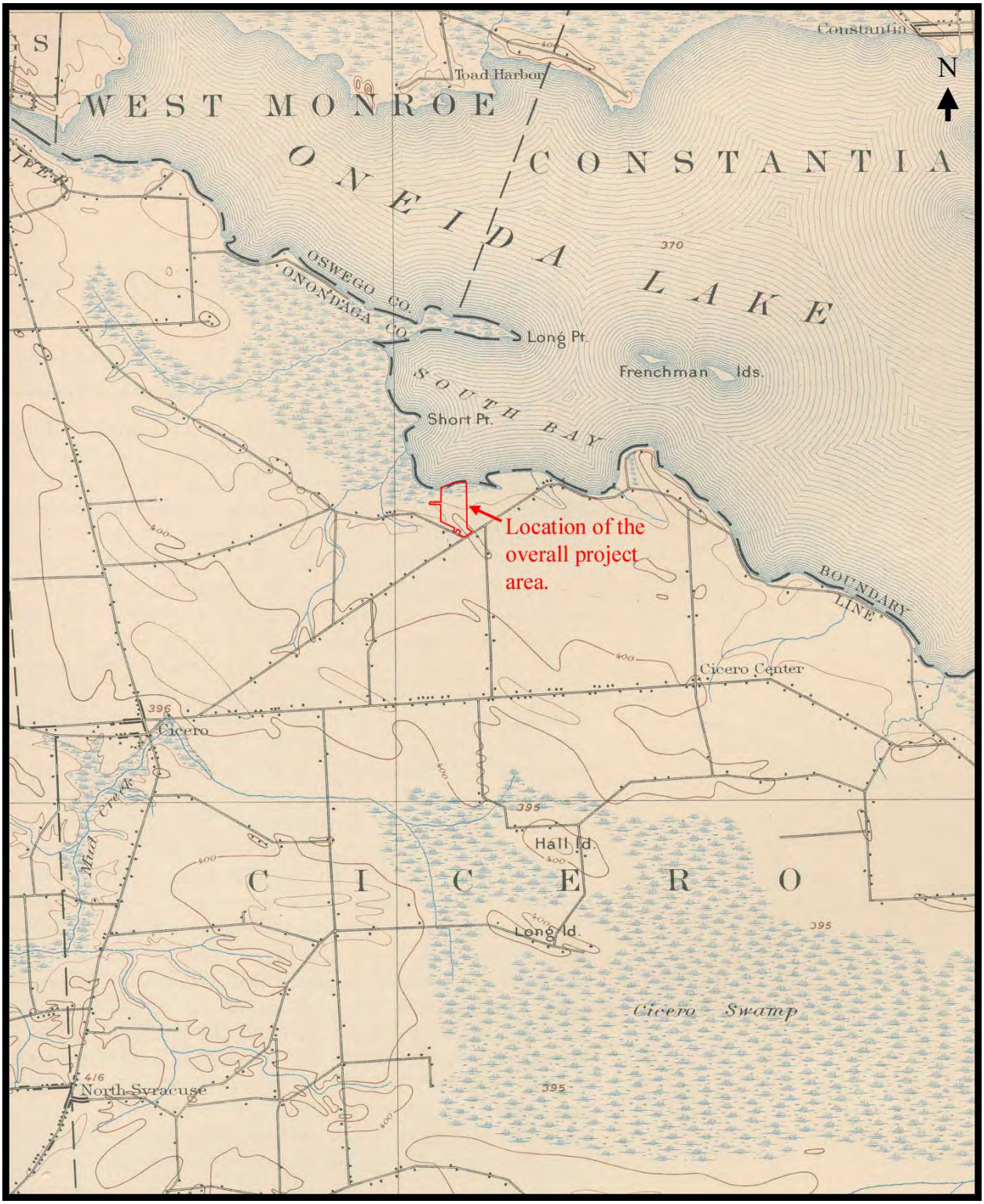

Figure 7. Location of the project area as shown on a portion of the 1898 Syracuse, New York quadrangle.

Figure 8. Location of the project area as shown on a portion of the 1944 Cicero, New York quadrangle.

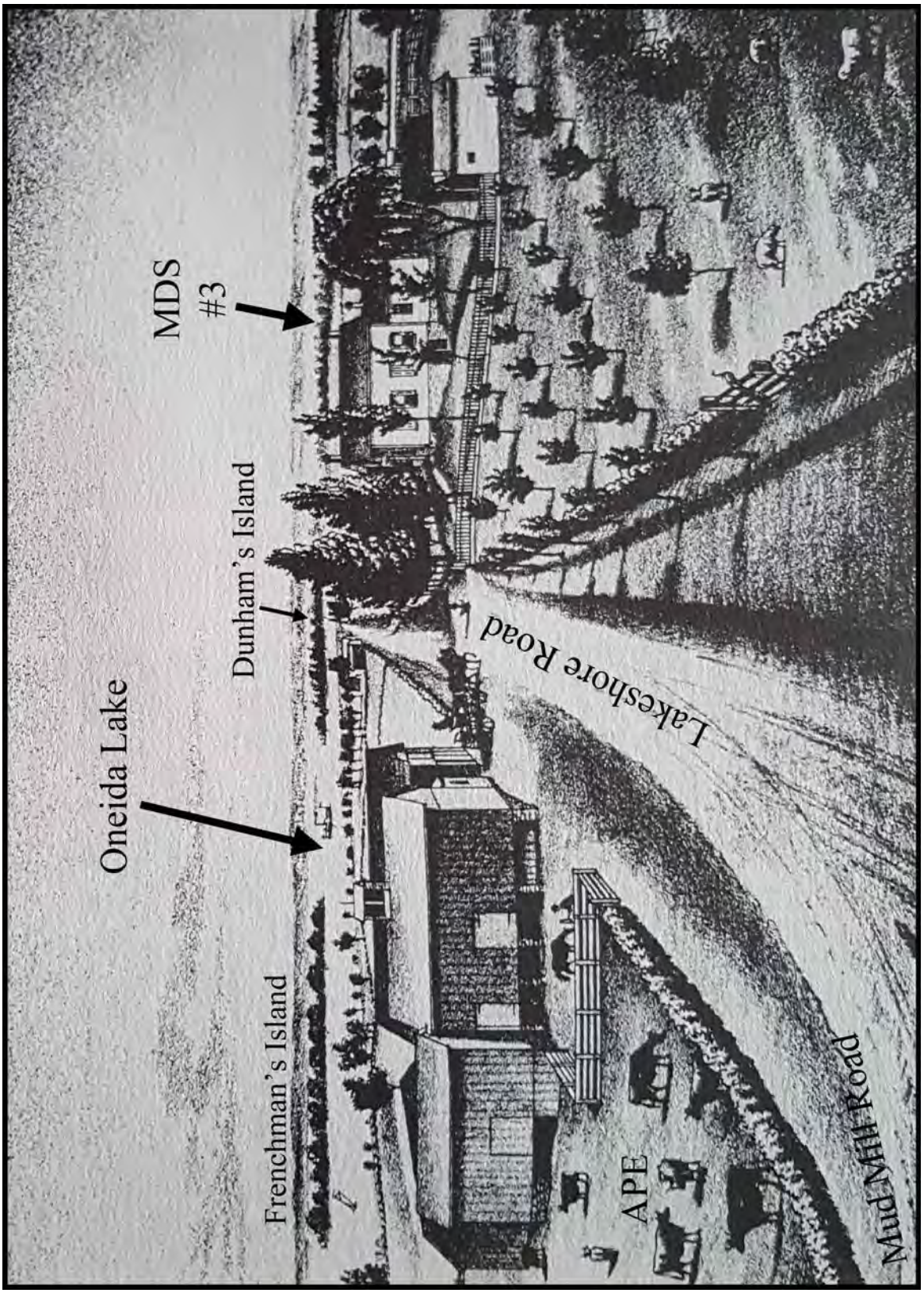

Figure 9. A drawing identified in the county history (Clayton 1878: 344-345) showing the Hoyt Farmstead.

there is a potential for similar activities which transcended this threshold to have taken place within the current project boundaries. As a result, the current APE was considered to have a moderate to high potential to contain previously unidentified pre-contact sites.

National Register Listed and Eligible Properties

A review of the available *National Register of Historic Places Building Inventories* indicated that no National Register Listed (NRL) or National Register Eligible (NRE) resources are present within or closely adjacent to the current APE. Although the residential home within the southeast corner of the current project area is included on the *Building and Structures Inventory List* (A06702.000142) it was determined to be ineligible. Two additional residential structures further to the west of the current project area along Mud Mill Road (A06702.000087 and A06702.000112) were also determined to be ineligible. As a result, no NRL, NRE or listed resources will be impacted by the proposed project.

Map-documented Historic Structures

The review of available historic maps (figures 4 through 9) indicated that no map-documented structures (MDS) are shown within the overall project area from 1852 until 1944. However, one residential MDS (MDS #1) is shown as roughly adjacent the southwest corner in 1852 (Figure 4). This MDS is shown as no longer extant from 1860 onward. The historic map review also indicated that three additional residential MDS are present to the southwest and southeast along Mud Mill and Lakeshore roads in close proximity. A fourth MDS is shown to the northeast of the northeast project corner. All of these resources are discussed in the narrative below and listed in Table 3. Their locations are also shown on figures 3 and 12. By the time of the current investigation, only MDS #3 and MDS #5 were still extant. However, a private residence which could be MDS #2 was also noted.

The first (MDS #1) is shown to the southwest of the APE along the north side of Mud Mill Road. This MDS is only shown as extant in 1852 (Figure 4) and is identified as the D. Shepherd residence. This MDS is missing from all subsequent historic maps. At the time of the current evaluation, the location of this MDS was occupied by modern private residential houses. MDS #2 is shown to the southwest of the APE along the south side of Mud Mill Road and is identified as a school house in 1852 (Figure 4), as School House #4 in 1860 (Figure 5), and as a school in 1874 (Figure 6). It is unclear from the 1898 map (Figure 7) if this MDS is still extant, but the South Bay School is shown in this general location in 1944 (Figure 8). The modern topographic map (Figure 2) also shows a structure near this general location. At the time of the current evaluation a private residence which may represent the converted school house was still extant. MDS #3 is shown to the southeast of the APE along the south side of Lakeshore Road just to the east of its intersection with Mud Mill Road. It is identified as the D.H. Hoyt residence from 1852 until 1874 (figures 4 to 6). An unnamed structure is still shown at this location on the 1898 and 1944 maps (figures 7 and 8) as well as on the modern topographic map (Figure 2). At the time of the current evaluation a private historic residence was still extant at this location. Informal interviews with the current owner of the project area indicated that this area was originally part of this farmstead.

MDS #4 is shown to the southwest of the APE along the south side of Mud Mill Road just to the west of MDS #2. It is identified as the H. Shephard residence from 1860 until 1874 (figures 5 to 6). Although an unnamed structure is still shown at this location on the 1898 map (Figure 7) it is unclear whether or not this structure represents the school house or the Shephard residence. However, the South Bay School is shown near this location in 1944 (Figure 8) so it is likely that this MDS was removed sometime between 1874 and 1944 (Figure 8). At the time of the current evaluation a modern private residence was present at this location. MDS #5 is shown to the northeast of the APE from 1944 onward (figures 8 and 2). At the time of the current evaluation, a private modern residence was still present at this location.

Table 3. Map-Documented Structures Adjacent the APE

MDS #	*1852*	*1860*	*1874*	*1898*	*1944*	*1978*
1	D. Shepherd	---	---	---	---	---
2	School	School #4	School	untitled?	South Bay School	untitled
3	D.H. Hoyt	D.H. Hoyt	D.H. Hoyt	untitled	untitled	untitled

4	---	H. Shephard	H. Shephard	untitled?	---	---
5	---	---	---	---	untitled	untitled

As a result, it appears that the current APE was either vacant or agricultural land from at least 1852 until its development as a marina in the mid-20th century. Informal interviews conducted with the current property owner indicated that the project area was originally a part of the Hoyt farmstead (MDS #3) and at the beginning of the 20th century was being used as a cow pasture. A drawing identified in the county history (Clayton 1878: 344-345) shows the Hoyt farmhouse (MDS #3) as well as a cow pasture within the location of the current project area.

Historic Sensitivity Assessment

A review of the available historic literature indicated that Cicero was originally a part of Township #6 of the Military Tract and was originally a part of the Town of Lysander. The Town of Cicero was established in 1807 and included Clay. However, the Town of Clay was separated off in 1827. In regards to the current project area, MDS #3 was the private residence David H. Hoyt, a descendent of Simon Hoyt who settled in Massachusetts in 1628. David H. Hoyt was a member of the sixth generation of the Hoyt family and was born on April 28th, 1813. He moved to the Town of Cicero in 1836 and he and his brother, Jacob, purchased 136 acres of land. He married Caroline Andrews on October 5th, 1843 and they raised ten children. He was pre-deceased by his wife on March 22nd, 1877 (Clayton 1878: 337-344). A pencil drawing looking northeast at the Hoyt farmstead is provided as Figure 9. It shows two large barns across from the main house and a cow pasture to the west. Frenchman's and Dunham's islands can also be seen in the background. The two barns are within areas covered by private modern houses. The location of the cow pasture is consistent with the information provided by the current property owner.

This review therefore indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. At this time it was converted into a marina. The potential for previously unidentified historic archaeological deposits to be present within the APE was therefore considered to be moderate. If present, these deposits would most likely be associated with 19th to early 20th century refuse discarded during agricultural activities.

Archaeological Survey Methodology

All aspects of the phase IB field evaluation of the proposed Lakeshore at Loso project site were conducted by and under the direct supervision of Nikki A. Waters, M.A., Principal Investigator. Field crew consisted of Reda A. Korkor. Fieldwork was completed on December 24th, 2017 and January 20th, 21st, 22nd, 27th, 28th, and 29th, 2018. Project photography was conducted during fieldwork. Conditions at the time of the phase IB field investigation were clear and cold with highs averaging in the 40s. Field excavations were shortened on January 22nd and 27th due to rain. However, no significant fieldtime was lost due to adverse weather or field conditions.

All aspects of this evaluation were conducted in accordance with the New York Archaeological Council's *Standards for Cultural Resource Investigations* (1994) as adopted and required by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), as well as to *the Phase I Archaeological Report Format Requirements* as published and required by the OPRHP (2005; revised 2013). The specific field methodology employed is discussed in more detail below.

Surface Inspection

A non-systematic pedestrian survey was first conducted in order to gather data relevant to 1) assessing the nature and extent of the previous disturbance, 2) gather data relevant to formulating an effective systematic subsurface testing strategy, and 3) identify any obvious surface indications of pre-contact and/or historic archaeological materials and/or features prior to the initiation of more intensive investigations. Optimal locations for shovel test transects, based upon their potential to provide the widest possible sample set, were also selected. The surface inspection was conducted when snow cover was minimal or absent. All final shovel test locations were recorded on the project map (Figure 12).

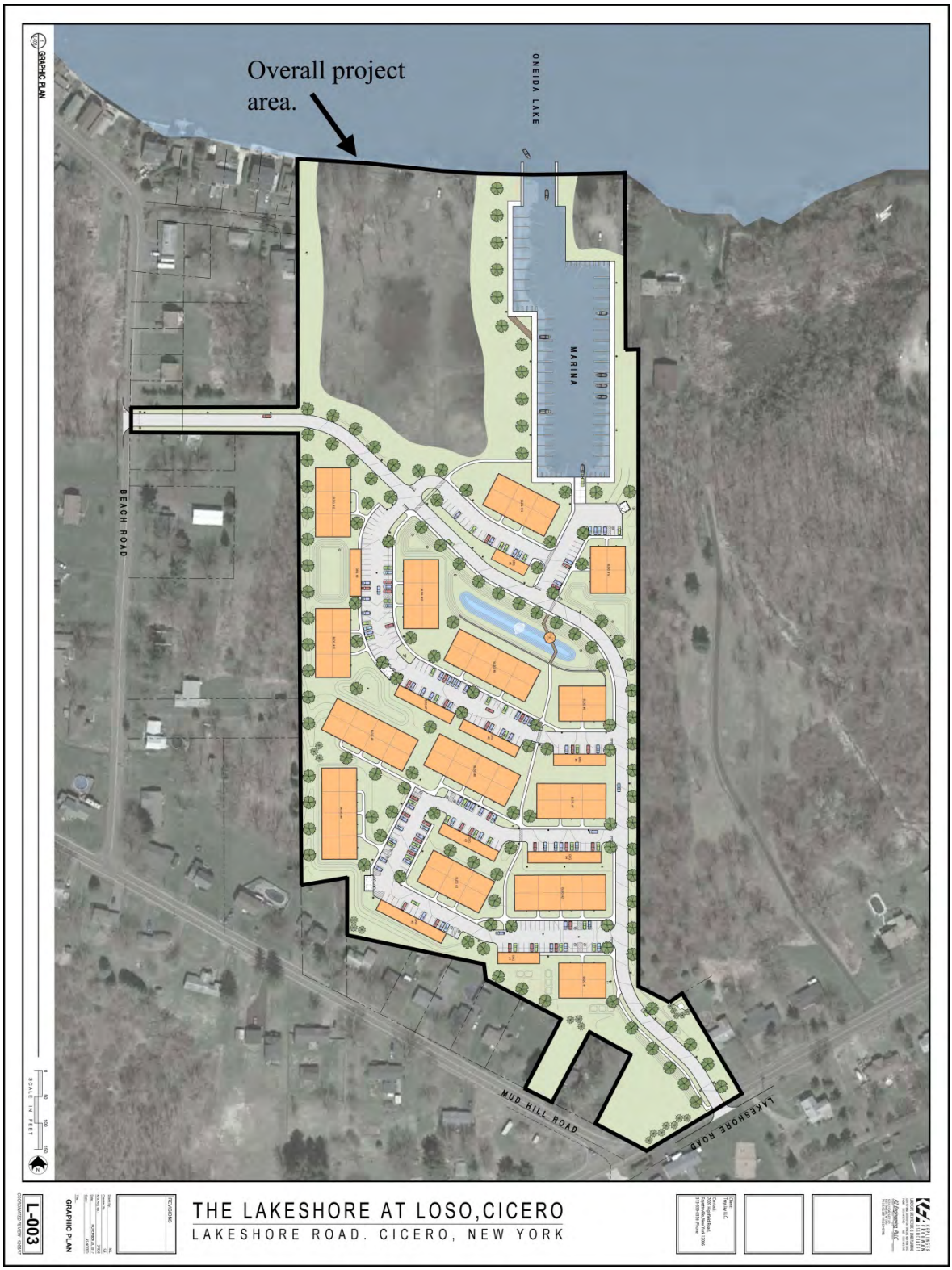

Figure 10. Location of the overall project area (Adapted from a base map provided by Keplinger and Freeman Associates).

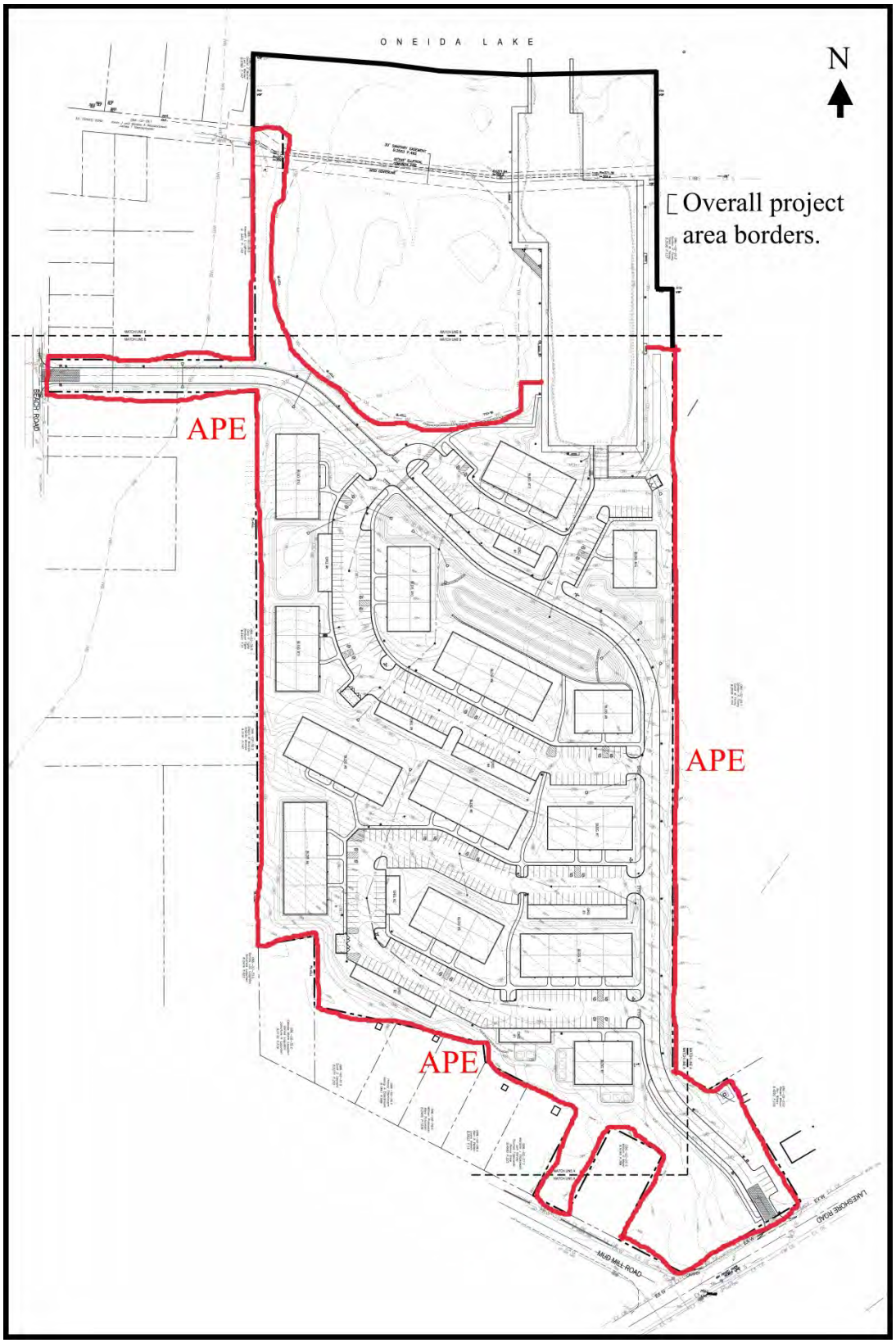

Figure 11. Location of the overall project area, APE and all proposed project improvements (Adapted from a base map provided by Keplinger and Freeman Associates).

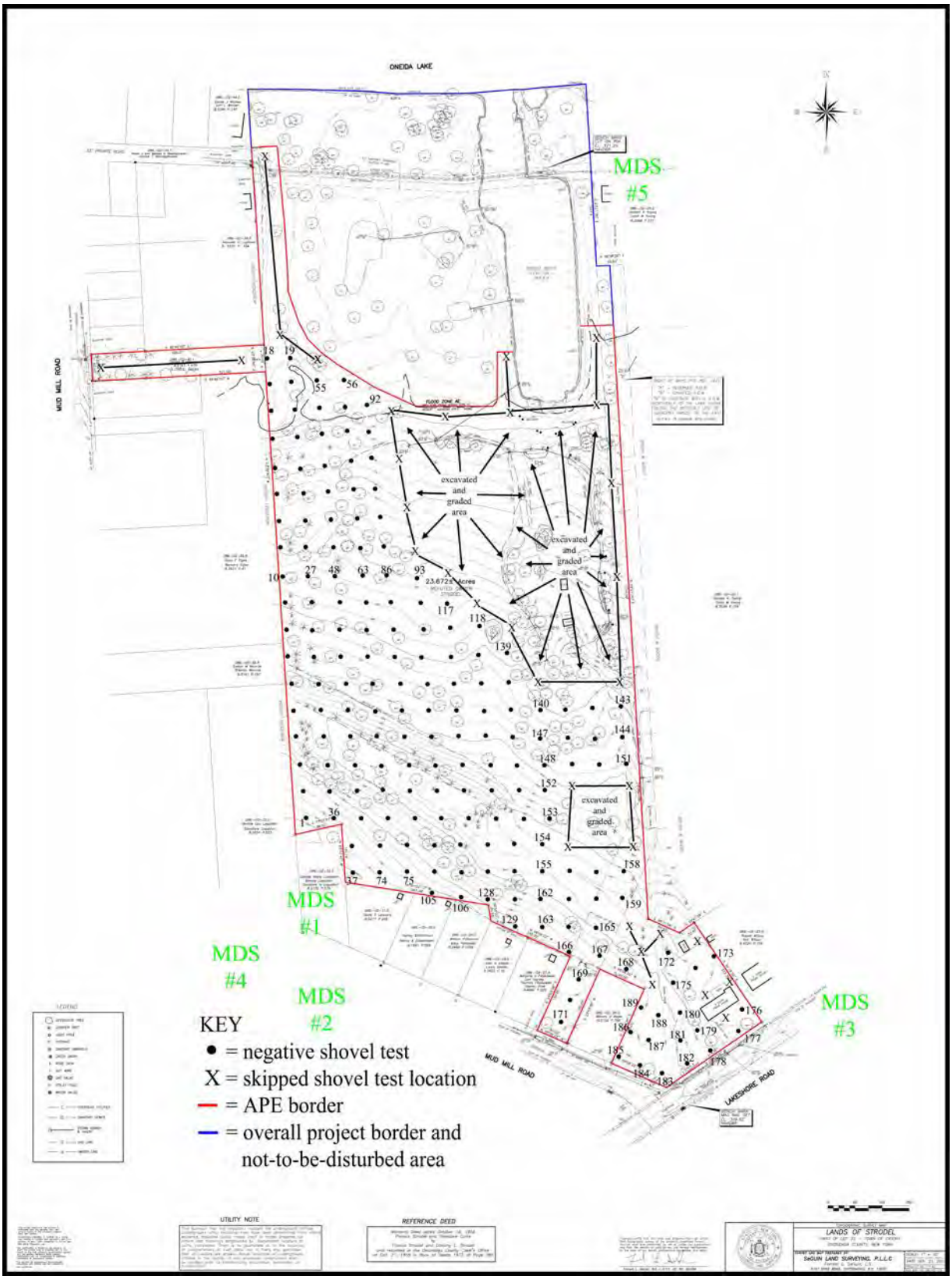

Figure 12. Location of all subsurface testing within the APE (Adapted from a base map provided by Keplinger and Freeman Associates). The locations of all MDS from Table 3 are shown in green.

If cultural materials had been identified, a pin flag would have been placed at each findspot until the full distribution of the surface scatter could be identified. All artifact findspots would then have been recorded on the project map and the materials bagged by pin flag and GPS coordinates. Radial shovel tests would then have been excavated in the area surrounding each positive findspot in order to further evaluate the soil stratigraphy and assess the potential for additional and/or buried cultural materials and/or features to be present. The specific shovel test methodology is described in detail below.

Subsurface Inspection

Given that the available ground surface visibility throughout the APE was less than 5%, no surface indications of pre-contact and/or historic archaeological sites were identified during the non-systematic surface inspection, significant previous disturbance related to excavation and grading was identified related to the marina and storage area, and no archaeological sites were found to be definitively documented within or adjacent to this area, only a standard, subsurface investigation was conducted (Appendix B).

This investigation involved the hand excavation of shovel tests at no greater than 15 meter (50 foot) intervals across all portions of the APE not currently covered by existing structures, within areas of very poorly drained muck soils, Cut and Fill Land, or within areas showing surface indications of significant previous excavation and grading. All shovel tests were a minimum of 30 cm (12 inches) in diameter, excavated a minimum of one cubic foot of soil, and were continued into undisturbed or non-artifact bearing subsoil. All excavated soils were then screened through 6mm (1/4 inch) mesh hardware cloth. The exposed soil profile was then visually examined to aid in the identification of cultural features, deposits and/or buried cultural horizons. If cultural materials had been identified, the recovered artifacts would have been bagged by shovel test location and relative depth below surface. Eight radial shovel tests would then have been excavated in each of the cardinal and subcardinal directions at 3 and 7.5 meter (10 and 25 foot) intervals, respectively. If indications of cultural features had been noted, the relevant portion of the shovel test would have been profiled, the exposed feature described and documented, and then covered with plastic prior to backfilling. Additional radial shovel tests, as described above, would then have been excavated. All positive shovel test locations would have been recorded on the project map (Figure 12). A detailed soil profile, including Munsell color and soil texture analyses, was obtained for each excavated probe. Upon completion of each investigation, all shovel tests were backfilled and their location recorded on the project map (Figure 12).

Additional Excavation

The extreme northeast edge of the APE is mapped within variably drained alluvium (FL) (Figure 3). This soil is present within the extreme northeast overall project corner and borders both sides of a small stream which drains into Oneida Lake (Figure 3). However, the stream and the majority of its floodplain lie east of the overall project borders. The portion of the APE which extends into this area consists of the built-up portion of the gravel road used to access the east portion of the marina. This area was previously significantly disturbed by both the construction of the marina and the installation of the gravel access road. No new building or construction will take place within this area. As a result, no deep archaeological testing was conducted.

Archaeological Phase IB Survey Results

Summary of the Background and Literature Review

The background and literature review indicated that no pre-contact archaeological sites have yet been definitely recorded within or adjacent to the current project area on the state records. However, both Beauchamp and Parker indicate that camps are present within lots 32 and 33. The current project area is within Lot 32. Consistent with these descriptions, the Justelle Prehistoric Site was identified to the east of the current project area near the border between lots 32 and 33. Phase II test excavations indicated that this site consisted of a Late Archaic camp. Additional camps were recorded further to the east by Beauchamp and Parker within Lot 46. Although they are beyond the one mile interval evaluated for this project, two additional pre-contact sites have been recorded to the northwest along the large ridge within the swamp. As a result, it is highly likely that the current project area represents part of the resource extraction sphere utilized during the habitation of the camp sites centered along the shores of Oneida Lake. Although the procurement of floral and faunal resources does not always produce a visible

archaeological trace, there is a potential for similar activities which transcended this threshold to have taken place within the current project boundaries. As a result, the current APE was considered to have a moderate to high potential to contain previously unidentified pre-contact sites.

This review also indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. At this time it was converted into a marina. The potential for previously unidentified historic archaeological deposits to be present within the APE was therefore considered to be moderate. If present, these deposits would most likely be associated with 19th to early 20th century refuse discarded during agricultural activities.

Summary of the Surface Inspection

The non-systematic pedestrian survey confirmed that the proposed Lakeshore at Loso project site lies to the north of the intersection between Lakeshore and Mud Mill roads. It is bordered to the south and west by existing residential properties, to the north by Oneida Lake and to the east by scrub woodland. An existing residential house constructed in the 1960s is within the southeast project corner and a 100-slip marina lies within the northeast overall project corner. Existing garage and storage buildings border the marina to the south. A gravel access road runs from Lakeshore Road north adjacent and within the eastern overall project border, and additional gravel access roads cross the property. The APE is dominated by a mix of maintained grass and isolated standing woodland. A floodplain is present within the northern portion of the property to the west of the marina and extends south from Oneida Lake; however, this area will not be disturbed by any project construction and is therefore not included in the APE. A small stream also runs through the east-central project portion and is related to the original construction of the marina. The marina and a storage area to the south were excavated in the 1970s and therefore represent areas of previous significant disturbance. Ground surface visibility adjacent this area to the west was also sufficient to identify the presence of B_tC deposits mixed with gravel on the surface. As a result, these areas were also determined to be previously significantly disturbed and were not included in the shovel test evaluation. Given that the phase I investigation was conducted in early to mid-winter, significant portions of the APE were also sporadically within ponded or saturated soils. As a result, shovel test intervals were either adjusted slightly to accommodate drier areas or excavated and documented quickly before they filled with water. Persistently ponded areas were marked in the project field map and shovel tests were completed once the soils had dried out. As a result, only those portions of the APE within the stream or within very poorly drained muck were eliminated from the phase IB investigation on the basis of drainage.

Summary of the Subsurface Investigations

A total of 189 standard interval (50 feet/15 meter) shovel tests were excavated across the previously undisturbed portions of the APE (Figure 12). With the exception of the excavated and graded areas within the east-central project portions and the access road to Beach Road within cut and fill soils, all undisturbed portions of the APE were shovel tested. All previously disturbed areas were related to the construction of the marina and private residence in the 1960s and 1970s. Minor alterations to the survey interval were also used to avoid saturated or ponded soils; however, when this was not possible, ponded shovel test locations were noted and completed at a later date. All shovel tests produced soils consistent with the mapped profiles of the region (Hutton and Rice 1977: pp. 39-40, 46-47, 50-51, 53, 74 -76 and 93; Web Soil Survey Map; Figure 3).

A typical profile consisted of a dark brown, silt loam to firm silt loam to fine sandy loam A-horizon. The average depth was 12 cm (5 inches) below the current surface. The shallowest soils were identified near the borders of the previously excavated area as well as within the yard of the existing private residence. The sandier soils were identified within the small hill within the southern project portion. The B-horizon soils consisted of a brown to dark yellowish brown, silt loam to firm silt loam to fine sandy loam. Depth of excavation within the subsoil ranged from 19 to 37 cm (7 to 15 inches) below the current surface. No cultural materials or indications of cultural features were recovered from any of the shovel tests excavated within the APE. As a result, no further archaeological investigations were conducted.

Conclusions and Recommendations

In response to a request from Keplinger Freeman Associates, LLC, Alliance Archaeological Services has completed a phase IA archaeological background and literature review and phase IB archaeological field reconnaissance of the proposed Lakeshore at Loso project in Cicero, Onondaga County, New York (OPRHP # 17PR08380).

Although the cultural background review indicated that the APE had the potential to contain previously unidentified pre-contact and/or historic archaeological sites, no cultural materials or cultural features were identified during the phase IB field investigation. As a result, the APE does not appear to have been the focus of any pre-contact or historic activities which could have left an archaeological trace. As a result, cultural resource clearance for the proposed Lakeshore at Loso project site is recommended.

This recommendation is made with the understanding that if the APE boundaries should change, additional archaeological investigations may be required. As such, this recommendation is only valid for the APE boundaries as documented in this report (Figure 11). This recommendation of cultural resource clearance is also made with the understanding that if any archaeological materials, human remains or associated mortuary goods are uncovered during construction or earth-moving activities within the APE, work within the area will immediately cease and the OPRHP will be notified.

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1944 Cicero, New York quadrangle map. Department of the Interior.

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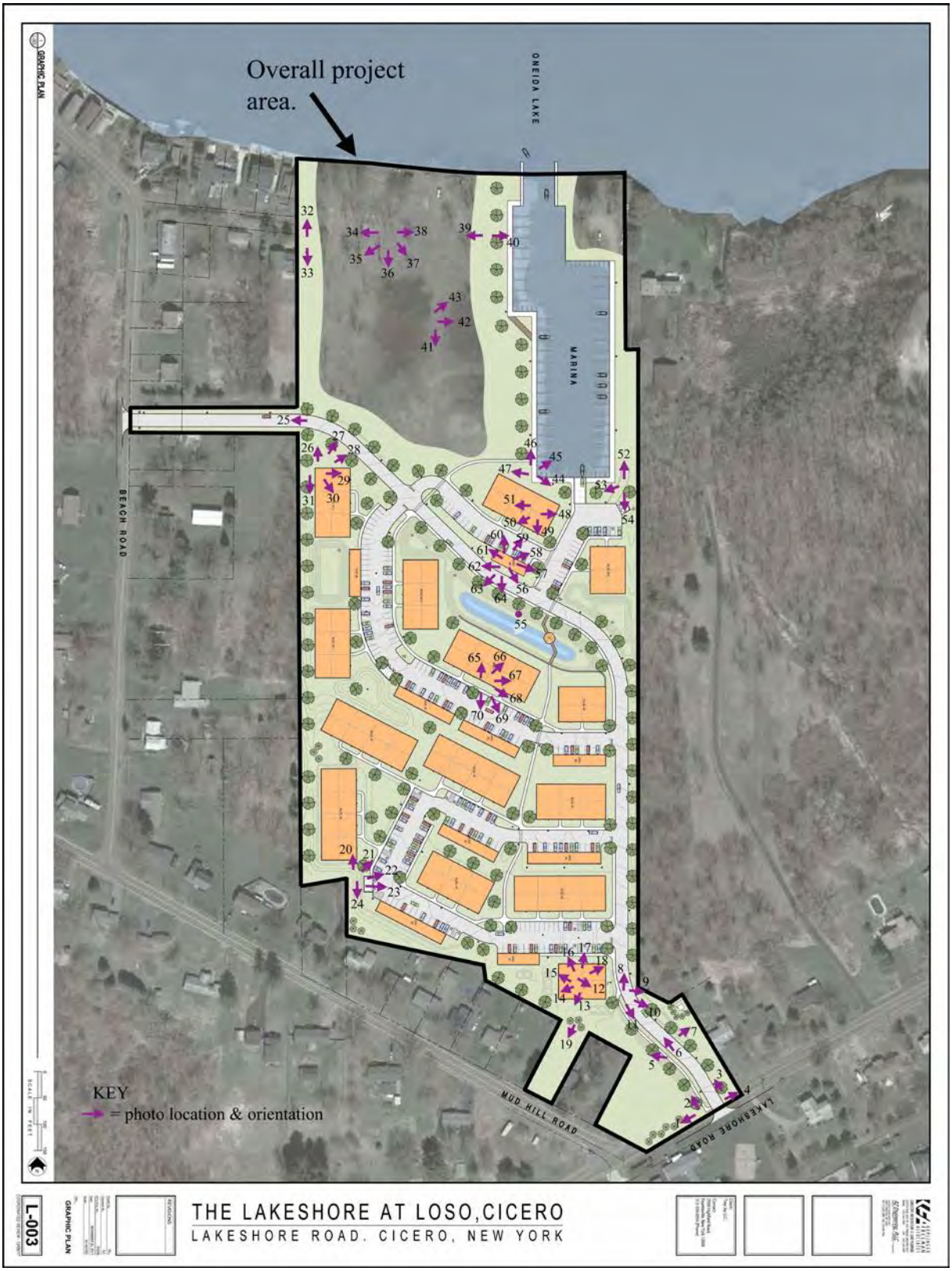

Figure 13. Location and orientation of all project photographs (Adapted from a base map provided by Keplinger and Freeman Associates).

Photograph 1. Looking southwest along Lakeshore Road from the southeast project corner.

Photograph 2. Looking northwest from Lakeshore Road across the southeast project corner.

Photograph 3. Looking northwest at the yard of the private home within the southeast project corner.

Photograph 4. Looking southeast along Lakeshore Road from the southeast project corner.

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Appendix B: Shovel Test Pit Summary and Soil Profile Analysis

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
1	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	12-30	DkYBrn (10 YR 4/4)	FSaLo	---		
2	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	13-20	DkYBrn (10 YR 4/4)	FSaLo	---		
3	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	13-19	DkYBrn (10 YR 4/4)	FSaLo	---		
4	0-14	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	14-21	DkYBrn (10 YR 4/4)	FSaLo	---		
5	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	12-30	DkYBrn (10 YR 4/4)	FSaLo	---		
6	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	11-22	DkBrn (10 YR 4/4)	FSaLo	---		
7	0-15	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	15-27	DkYBrn (10 YR 4/4)	FSaLo	---		
8	0-10	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	10-20	DkYBrn (10 YR 4/4)	FSaLo	---		
9	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	11-25	DkYBrn (10 YR 4/4)	FSaLo	---		
10	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	12-24	DkYBrn (10 YR 4/4)	FSaLo	---		
11	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	12-23	DkYBrn (10 YR 4/4)	SiLo	---		
12	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	10-21	DkYBrn (10 YR 4/4)	SiLo	---		
13	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	13-27	Brn (10 YR 4/3)	SiLo	---		
14	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	11-23	DkYBrn (10 YR 4/4)	SiLo	---		
15	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	12-29	DkYBrn (10 YR 4/4)	SiLo	---		
16	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	10-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
17	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	13-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
18	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	13-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
19	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	14-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
20	0-15	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	12/24/2017
	15-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
21	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	12/24/2017
	10-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
22	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	12-23	Brn (10 YR 4/3)	FmSiLo	---		
23	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	11-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
24	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	12/24/2017
	11-27	DkYBrn (10 YR 4/4)	FmSiLo	---		
25	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	10-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
26	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	12-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
27	0-14	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	14-23	DkYBrn (10 YR 4/4)	SiLo	---		
28	0-15	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	15-31	DkYBrn (10 YR 4/4)	SiLo	---		
29	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	11-20	DkYBrn (10 YR 4/4)	SiLo	---		
30	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	13-30	DkYBrn (10 YR 4/4)	SiLo	---		
31	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	12-22	DkYBrn (10 YR 4/4)	SiLo	---		
32	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	13-31	DkYBrn (10 YR 4/4)	FSaLo	---		
33	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	14-30	DkYBrn (10 YR 4/4)	FSaLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
34	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	12-28	DkYBrn (10 YR 4/4)	FSaLo	---		
35	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	14-31	DkYBrn (10 YR 4/4)	FSaLo	---		
36	0-13	DkYBrn (10 YR 3/4)	FSaLo	---	NAW/RAK	12/24/2017
	13-26	DkYBrn (10 YR 4/4)	FSaLo	---		
37	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	13-21	Brn (10 YR 4/3)	FSaLo	---		
38	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-24	DkYBrn (10 YR 4/4)	FSaLo	---		
39	0-13	DkYBrn (10 YR 3/4)	FSaLo	---	RAK	01/20/2018
	13-27	DkYBrn (10 YR 4/4)	FSaLo	---		
40	0-14	DkYBrn (10 YR 3/4)	FSaLo	---	NAW	01/20/2018
	14-33	Brn (10 YR 4/3)	FSaLo	---		
41	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	12-29	DkYBrn (10 YR 4/4)	FSaLo	---		
42	0-14	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	14-30	DkYBrn (10 YR 4/4)	FSaLo	---		
43	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	12-22	DkYBrn (10 YR 4/4)	FSaLo	---		
44	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-24	DkYBrn (10 YR 4/4)	FSaLo	---		
45	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-37	DkYBrn (10 YR 4/4)	SiLo	---		
46	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	13-29	DkYBrn (10 YR 4/4)	SiLo	---		
47	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	12-33	Brn (10 YR 4/3)	SiLo	---		
48	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	12-24	Brn (10 YR 4/3)	FmSiLo	---		
49	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-26	DkYBrn (10 YR 4/4)	SiLo	---		
50	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	10-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
51	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
52	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	11-30	DkYBrn (10 YR 4/4)	SiLo	---		
53	0-14	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	14-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
54	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	10-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
55	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	10-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
56	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/20/2018
	11-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
57	0-12	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/20/2018
	12-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
58	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	13-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
59	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	13-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
60	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	12-27	DkYBrn (10 YR 4/4)	SiLo	---		
61	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	10-29	Brn (10 YR 4/3)	SiLo	---		
62	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	13-20	DkYBrn (10 YR 4/6)	SiLo	---		
63	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	11-33	DkYBrn (10 YR 4/4)	SiLo	---		
64	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	14-25	DkYBrn (10 YR 4/4)	SiLo	---		
65	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	10-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
66	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	14-33	Brn (10 YR 4/3)	SiLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
67	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-31	DkYBrn (10 YR 4/4)	SiLo	---		
68	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
69	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	14-25	DkYBrn (10 YR 4/4)	FSaLo	---		
70	0-15	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	15-30	DkYBrn (10 YR 4/4)	FSaLo	---		
71	0-10	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	10-29	DkYBrn (10 YR 4/4)	FSaLo	---		
72	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-24	DkYBrn (10 YR 4/4)	FSaLo	---		
73	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	13-32	DkYBrn (10 YR 4/4)	FSaLo	---		
74	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW/RAK	01/20/2018
	12-30	DkYBrn (10 YR 4/4)	FSaLo	---		
75	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	12-31	Brn (10 YR 4/3)	FSaLo	---		
76	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
77	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	14-23	DkYBrn (10 YR 4/4)	FSaLo	---		
78	0-16	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	16-31	DkYBrn (10 YR 4/4)	FSaLo	---		
79	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	14-25	Brn (10 YR 4/3)	FSaLo	---		
80	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	11-29	DkYBrn (10 YR 4/4)	FSaLo	---		
81	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	13-31	DkYBrn (10 YR 4/4)	SiLo	---		
82	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-23	Brn (10 YR 4/3)	FmSiLo	---		
83	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	12-30	Brn (10 YR 4/3)	SiLo	---		
84	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	14-25	DkYBrn (10 YR 4/4)	FmSiLo	---		
85	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	10-30	Brn (10 YR 4/3)	FmSiLo	---		
86	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
87	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	10-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
88	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
89	0-9	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	9-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
90	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	10-27	DkYBrn (10 YR 4/4)	FmSiLo	---		
91	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	12-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
92	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	10-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
93	0-13	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	13-32	DkYBrn (10 YR 4/4)	FmSiLo	---		
94	0-9	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/21/2018
	9-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
95	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	11-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
96	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	14-33	DkYBrn (10 YR 4/4)	FmSiLo	---		
97	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	12-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
98	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	11-24	DkYBrn (10 YR 4/4)	SiLo	---		
99	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	12-30	DkYBrn (10 YR 4/4)	SiLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
100	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-31	DkYBrn (10 YR 4/4)	SiLo	---		
101	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	13-26	DkYBrn (10 YR 4/4)	FSaLo	---		
102	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	11-28	DkYBrn (10 YR 4/4)	FSaLo	---		
103	0-15	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	15-34	DkYBrn (10 YR 4/4)	FSaLo	---		
104	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	13-33	DkYBrn (10 YR 4/4)	FSaLo	---		
105	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK/NAW	01/21/2018
	12-24	DkYBrn (10 YR 4/4)	FSaLo	---		
106	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/22/108
	14-31	DkYBrn (10 YR 4/4)	FSaLo	---		
107	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/22/108
	11-22	DkYBrn (10 YR 4/4)	FSaLo	---		
108	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/22/108
	12-24	DkYBrn (10 YR 4/4)	FSaLo	---		
109	0-10	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/22/108
	10-30	DkYBrn (10 YR 4/4)	FSaLo	---		
110	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/22/108
	14-31	DkYBrn (10 YR 4/4)	FSaLo	---		
111	0-16	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/22/108
	16-33	DkYBrn (10 YR 4/6)	FSaLo	---		
112	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/22/108
	9-21	DkYBrn (10 YR 4/6)	SiLo	---		
113	0-7	DkYBrn (10 YR 3/4)	SiLo	---	NAW	01/22/108
	7-22	DkYBrn (10 YR 4/6)	FmSiLo	---		
114	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/22/108
	10-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
115	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/22/108
	10-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
116	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/22/108

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	11-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
117	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW/RAK	01/22/108
	13-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
118	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	10-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
119	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/27/2018
	10-23	DkYBrn (10 YR 4/6)	FmSiLo	---		
120	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	11-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
121	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/27/2018
	12-22	DkYBrn (10 YR 4/6)	FmSiLo	---		
122	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	10-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
123	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/27/2018
	14-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
124	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	11-22	DkYBrn (10 YR 4/4)	SiLo	---		
125	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/27/2018
	12-30	DkYBrn (10 YR 4/6)	FSaLo	---		
126	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/27/2018
	11-19	DkYBrn (10 YR 4/4)	FSaLo	---		
127	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/27/2018
	11-30	DkYBrn (10 YR 4/4)	FSaLo	---		
128	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/27/2018
	11-29	DkYBrn (10 YR 4/4)	FSaLo	---		
129	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	12-32	DkYBrn (10 YR 4/4)	FSaLo	---		
130	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	12-32	DkYBrn (10 YR 4/4)	FSaLo	---		
131	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	14-31	DkYBrn (10 YR 4/6)	FSaLo	---		
132	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	13-23	DkYBrn (10 YR 4/4)	FSaLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
133	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	13-33	DkYBrn (10 YR 4/4)	FSaLo	---		
134	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	10-22	DkYBrn (10 YR 4/4)	SiLo	---		
135	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	13-33	DkYBrn (10 YR 4/6)	SiLo	---		
136	0-12	DkYBrn (10 YR 3/4)	SiLo	---	NAW	01/28/2018
	12-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
137	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	13-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
138	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-29	DkYBrn (10 YR 4/6)	FmSiLo	---		
139	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
140	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-31	DkYBrn (10 YR 4/4)	SiLo	---		
141	0-14	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	14-23	DkYBrn (10 YR 4/4)	SiLo	---		
142	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	12-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
143	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	13-33	DkYBrn (10 YR 4/6)	FmSiLo	---		
144	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	14-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
145	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	11-34	DkYBrn (10 YR 4/6)	FmSiLo	---		
146	0-14	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/28/2018
	14-30	DkYBrn (10 YR 4/6)	FmSiLo	---		
147	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
148	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-28	DkYBrn (10 YR 4/6)	FmSiLo	---		
149	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	9-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
150	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/28/2018
	11-26	DkYBrn (10 YR 4/6)	FmSiLo	---		
151	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	11-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
152	0-7	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	7-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
153	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-27	DkYBrn (10 YR 4/4)	SiLo	---		
154	0-10	DKBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	10-31	DkYBrn (10 YR 4/4)	FSaLo	---		
155	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	12-23	DkYBrn (10 YR 4/6)	FSaLo	---		
156	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
157	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	11-28	DkYBrn (10 YR 4/6)	FSaLo	---		
158	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	12-29	DkYBrn (10 YR 4/4)	FSaLo	---		
159	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	13-34	DkYBrn (10 YR 4/6)	FSaLo	---		
160	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	12-20	DkYBrn (10 YR 4/4)	FSaLo	---		
161	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	12-29	DkYBrn (10 YR 4/4)	FSaLo	---		
162	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	12-23	DkYBrn (10 YR 4/4)	SiLo	---		
163	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	10-32	DkYBrn (10 YR 4/4)	SiLo	---		
164	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	10-29	DkYBrn (10 YR 4/4)	SiLo	---		
165	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-21	DkYBrn (10 YR 4/4)	SiLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
166	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-22	DkYBrn (10 YR 4/4)	SiLo	---		
167	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-21	DkYBrn (10 YR 4/6)	SiLo	---		
168	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW/RAK	01/28/2018
	11-23	DkYBrn (10 YR 4/4)	SiLo	---		
169	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/29/2018
	14-33	DkYBrn (10 YR 4/4)	FSaLo	---		
170	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/29/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
171	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/29/2018
	14-35	DkYBrn (10 YR 4/4)	FSaLo	---		
172	0-7	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	7-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
173	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
174	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	10-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
175	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	7-28	DkYBrn (10 YR 4/6)	SiLo	---		
176	0-8	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	8-29	DkYBrn (10 YR 4/4)	SiLo	---		
177	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
178	0-6	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	6-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
179	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	7-22	DkYBrn (10 YR 4/6)	FmSilo	---		
180	0-8	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	8-23	DkYBrn (10 YR 4/4)	SiLo	---		
181	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-27	DkYBrn (10 YR 4/4)	FmSiLo	---		
182	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	10-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
183	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	7-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
184	0-8	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	8-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
185	0-6	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	6-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
186	0-7	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	7-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
187	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-30	DkYBrn (10 YR 4/6)	FmSiLo	---		
188	0-5	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	5-25	DkYBrn (10 YR 4/4)	FmSiLo	---		
189	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK/NAW	01/29/2018
	7-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
	KEY					
		Brn-Brown	Dk-Dark	F-Fine	Fm-Firm	
		Lo-Loam	Sa-Sandy	Si-Silt	Y-Yellowish	

10-13-2017

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Cicero Lakeshore Apartments		
Project Location (describe, and attach a general location map): 6475 Lakeshore Drive located on the North side of Lakeshore Road and Mud Mill Road with frontage on Oneida Lake.		
Brief Description of Proposed Action (include purpose or need): The Cicero Apartments project will include up to 248 apartment units in multiple buildings with approximately 377 parking spaces including 44 covered spaces. Project includes making improvements to the existing 100 slip marina. A playground, walking paths, and landscaping will provide recreational opportunities for residents. Infrastructure improvements will include a NYSDEC compliant storm water detention system as well as municipal sanitary sewer, water, gas, and power connections.		
Name of Applicant/Sponsor: Keplinger Freeman Associates/Scott Freeman	Telephone: 315-445-7980 E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Rd. Suite 109		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Project Contact (if not same as sponsor; give name and title/role): Trey Jay LLC	Telephone: 315 559 0556 E-Mail: brandonjacobsongrg@gmail.com	
Address: 7009 Highfield Rd.		
City/PO: Fayetteville	State: NY	Zip Code: 13066
Property Owner (if not same as sponsor): Donald F. Strodel	Telephone: 315 436 6561 E-Mail: dstrodel@yahoo.com	
Address: 6477 Lakeshore Rd.		
City/PO: Cicero	State: NY	Zip Code: 13039

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes☐No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Cicero Planning Board	10/16/17
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	Onondaga County DOT and Planning	12/1/17
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	NYSDEC - Stormwater Permit	1/3/18
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Oneida Lake Watershed Management Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
General Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse

b. What police or other public protection forces serve the project site?
Cicero Police Dept.

c. Which fire protection and emergency medical services serve the project site?
Cicero Fire Station #2, Brewerton Fire Station #1, South Bay Fire Dept.

d. What parks serve the project site?
Oneida Shores County Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Commercial, Recreational

b. a. Total acreage of the site of the proposed action? 24.04 acres
b. Total acreage to be physically disturbed? 13.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 24.04 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Full build out will be completed relative to market demand and may result in a longer construction period to complete.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				248 Units

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater BMP (Best Management Practices to mitigate stormwater runoff)

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater Runoff from proposed development.

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: tbd million gallons; surface area: 1/4-1/2 acres

v. Dimensions of the proposed dam or impounding structure: tbd. height; tbd. length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill, drainage fill and subsurface piping and or chambers.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 72,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: OCWA Cicero Oneida Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  Design team to work with OCWA to determine.
- Source(s) of supply for the district: Owasco and Oneida Lake

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 79,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater (79,200 gallons per day)

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Brewerton
- Name of district: Brewerton
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

not applicable.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

none.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 5.42 acres (impervious surface)

_____ Square feet or 24.04 acres (parcel size)

ii. Describe types of new point sources. Point sources will be treated to comply with NYSDEC regulatory requirements.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater Best Management Practices (BMP)

- If to surface waters, identify receiving water bodies or wetlands: _____

Oneida Lake

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑Morning ☑Evening ☐Weekend ☐Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 0 Proposed +/-377 Net increase/decrease +377

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Existing gravel entry road at intersection of Lakeshore Drive and Mud Mill Road to be relocated. Proposed Access Road will be constructed along Lakeshore Drive 150'-0" from existing intersection.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 am through 7 pm
- Saturday: -
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: Residential
- Saturday: Residential
- Sunday: Residential
- Holidays: Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking Lot, Driveway, and Sidewalk Lighting proposed will be Dark Sky and Town of Cicero Compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

A retail store with frontage on Lakeshore will be incorporated into the 528 unit apartment complex.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.67	8.26	+7.59
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	2	2	0
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn/Open Space	21.37	13.78	-7.59

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: Fishing and Marina

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? tbd/ >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ChB Collamer Silt Loam	36.6 %
MgC Madrid Gravelly Loam	12.4 %
CfL Cut and Fill	11.7 %

d. What is the average depth to the water table on the project site? Average: 8' feet

e. Drainage status of project site soils:
☑ Well Drained: 88 % of site
☑ Moderately Well Drained: 12 % of site
☐ Poorly Drained: % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 88 % of site
☑ 10-15%: 12 % of site
☐ 15% or greater: % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters (TBD, see attached maps) Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, Insects
Rodents
Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Indiana Bat,

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use:
Recreational Fishing, No Affect

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Cicero Swamp, Oneida Shores

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County Parks and Wildlife Management Areas

iii. Distance between project and resource: 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

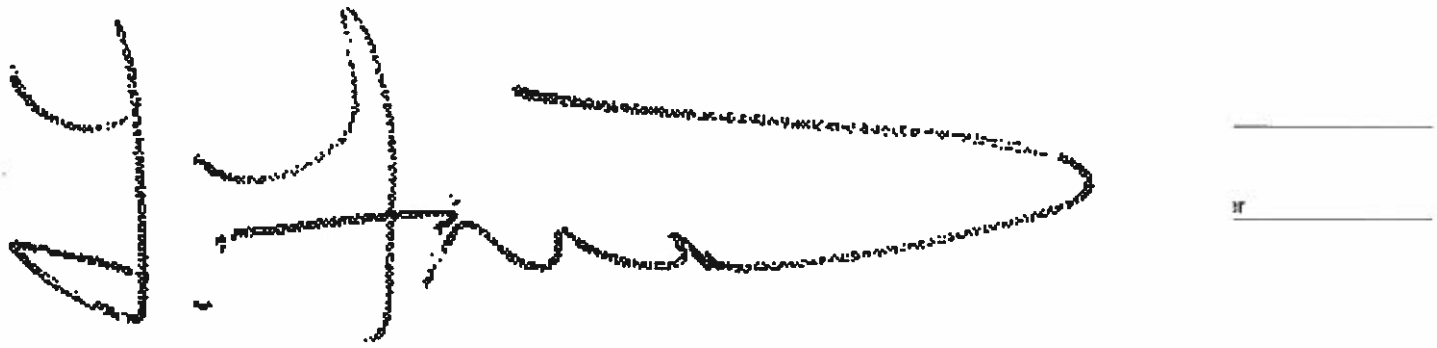
i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

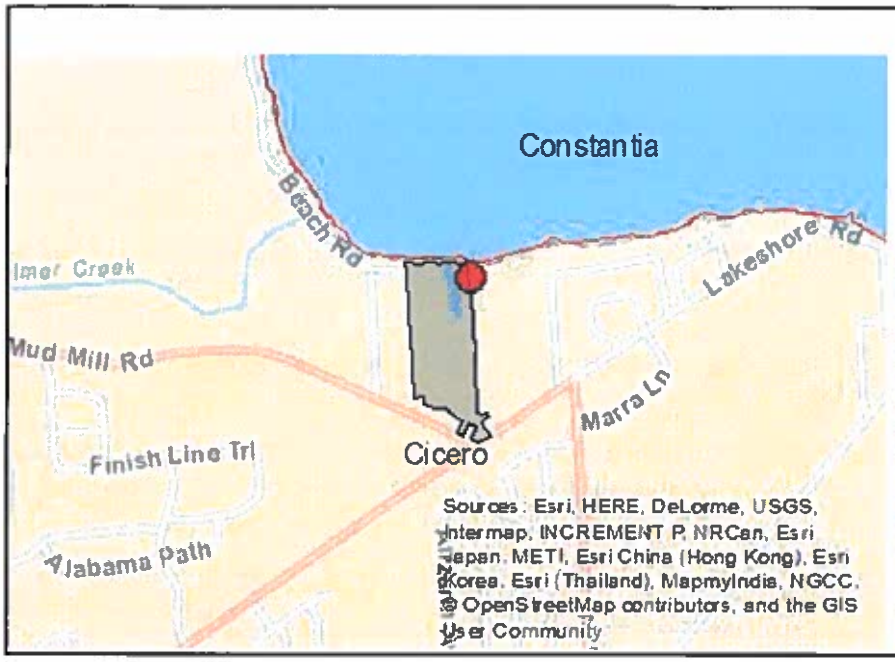
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.



PRINT FORM

EAF Mapper Summary Report

Tuesday, September 26, 2017 11:57 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SITE PLAN
MARK MEYER (CICERO RV SUPERSTORE)
8575 BREWERTON ROAD
PROPOSED RV DEALERSHIP
PLUMLEY ENGINEERING

This agenda item was tabled at the request of the Applicant

SITE PLAN
STEPHEN STASKO
9620 BREWERTON ROAD
PROPOSED COMMERCIAL OFFICE BUILDING
MASTROIANNI ENGINEERING, PLLC

This agenda item was tabled. Applicant was not ready.

SITE PLAN
TREY JAY, LLC (CICERO APARTMENTS & MARINA)
6475 LAKESHORE ROAD
PROPOSED APARTMENT COMPLEX
KEPLINGER FREEMAN ASSOCIATES

Brandon Jacobson, Applicant
Don Meyers, representative

Mr. Jacobson: We have not changed the density. Maintained the same site plan.

Mr. Parrish: We provided a review letter.

Chairman Smith: SWPP is all set. County has also reviewed it.

Mr Snyder: I have listened to a number of people. Writing petitions. People speaking. Definitely know that the community does not have a problem with apartment complex. The community does have problem with density. Developer has never waivered from their plan. Very little green space. I cannot go along with the plans that we currently have. I looked at the plan by taking four buildings out of the complex getting it down to 169 units, it opens up more green space, cuts down on parking problem. Paving surfaces, give views to more residents. I am discouraged that you have never waivered from the number of units proposed. I am listening to the people. Ain't gonna happen for me.

Chairman Smith asked Mr. Germain to proposed a motion for the purposes of a SEQRA determination and to include an authorization for Mr. Germain to prepare a more detailed SEQRA determination to more fully reflect the proceeding had herein.

Mr. Germain: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein. Additionally the Planning Board Attorney is authorized to produce a more comprehensive findings to more particularly delineate the proceedings had herein and the Chairman shall be authorized to sign said findings. Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

In favor 5 Opposed 0 Abstained 0 Motion approved unanimously

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan application. chm smith propose resolution to approve the site plan

Mr. Germain: You are going to move for the adoption of a resolution approving the application known Trey Jay LLC (Cicero Apartments & Marina), 6475 Lakeshore Road, Proposed apartment complex, Proposed building and parking area, This approval is strictly conditioned on the following:

1. The use and improvements shall be conducted in strict conformance with the plans submitted, including but not limited to the following:

   Site Plan Drawings for The Lakeshore at LoSo, Cicero, 2018, as revised February 20, 2018 and including:

   Construction Document Set Drawings:

   L-001 Title Sheet, revised May 7, 2018;

   L-100 Site Preparation Plan, revised April 20, 2018;

   L-101 Stormwater Pollution & Prevention Plan Phase I, revised April 20, 2018;

   L-102 Stormwater Pollution & Prevention Plan Phase II, revised April 20, 2018;

   L-200 Grading & Drainage Plan, revised April 20, 2018;

   L-201 Grading & Drainage Plan, revised April 20, 2018 (Entrance Marina);

L-300 Utilities Plan, revised April 20, 2018;

L-301 Utilities Plan (Entrance/Marina) , revised April 20, 2018;

L-400 Layout Plan, revised April 20, 2018;

L-401 Layout Plan (Entrance/Marina) , revised April 20, 2018;

L-500 Details, revised April 20, 2018;

L-501 Sanitary & Water Details, revised April 20, 2018;

L-502 Gate Details, revised April 20, 2018;

L-503 Specifications, revised April 20, 2018;

L-504 Specifications, revised April 20, 2018;

L-505 Specifications, revised April 20, 2018;

L-600 Photometric Plans, revised April 20, 2018;

L-601 Photometric Plans, revised April 20, 2018;

L-700 Planting Plan, revised April 20, 2018;

L-701 Planting Plan (Entrance/Marina) , revised April 20, 2018;

Supplemental Document Set/ Drawings:

L-002 Graphic Neighborhood Plan, revised March 28, 2018;

L-003 Graphic Plan, revised March 28, 2018;

L-800 Vehicle Access Plan, revised April 20, 2018;

L-900 Architectural Plans, revised March 28, 2018;

L-950 Pedestrian Easement Plan, revised May 7, 2018;

Stormwater Pollution & Prevention Plan Report, revised February 16, 2018;

Full Environmental Assessment Form, revised March 6, 2018;

Engineer Response Letter, dated March 28, 2018

Traffic Impact Study, dated March 28, 2018

NYSDEC Endangered Species Verification Letter, dated March 28, 2018;

SHPO Verification Letter, dated March 28, 2018;

Phase 1 Archeological Report, dated February 20, 2018;

2. All lighting proposed for the project shall be reviewed and approved by the Codes Enforcement Officer following construction for the purpose of eliminating spillage onto neighboring properties and in order to minimize glare to abutting

residences and roadways, it being understood that the Applicant will utilize recessed lighting devices and shielding for lighting and be in conformity with established norms of the Town of Cicero;

3. Prior to the issuance of any land disturbance permits or building permits, Applicant shall enter into a Stormwater Maintenance Agreement with the Town as approved by the Town's Attorney. Said Agreement shall be recorded in the Onondaga County Clerk's Office and any required bonds posted therefore;

4. Prior to undertaking any site disturbance, the Applicant shall meet with the representative of the Town Code Office and/or Engineer to discuss appropriate construction preparation;

5. Applicant shall present to the Town a final driveway cut permit from the Onondaga County Department of Transportation;

6. Installation of stormwater improvements shall be inspected by the Town and be compliant with the submitted plans and materials;

7. Applicant and Property Owner shall at all times be compliant with all Town Laws, Ordinances and Codes associated with the property;

8. The premises shall be free and clear of trash and litter at all times;

9. In the event the Applicant wishes to redevelop the existing marina or any aspect of the property not included in this approval, they shall return to the Planning Board for appropriate approvals at such time; and it is further

10. The applicant's site plan indicates a projected increase in the average water flow of 49,060 gallons per day. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of $4 per gallon or in this case $196,240 to be paid to the Town. Said payment shall be due in phases in accordance with a schedule to be determined by the Codes Enforcement Officer.

11. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

12. The Applicant will compete a simple subdivision to combine the 2 lots that comprise the site into a single lot.

13. Hours of construction will be limited to 7am through 5 pm Monday through Friday and Saturdays 7am through noon.

Chairman Smith: I would also ask that we obtain the supervisors telephone numbers for 24 hour emergency contact during the construction process.

Chairman Smith: The water usage should be paid in phases.

Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

Chairman Smith: This has been a long process. I don't think that in fifteen years I have seen a more studied project. We did a coordinated review. DEC was involved. Army Corp of Engineers were involved. County has twice reviewed the project. We have had 4 traffic studies, including one on the parking. The Board is concerned with quality of life issues. This is probably the least intense use that you are going to find in a commercial zone. If we were to deny this, the property is zoned such that it would allow a much more intense use such as a RV Park with a restaurant and bar. The property owner has indicated a willingness to sell this property and the end user could very well decide on a more intense use than the one proposed. As I have said a number of agencies have been consulted in conjunction with this project including the NYS , Onondaga County DOT, and the DEC and we have are appreciative of their input. Is this use isn't used, if the property owner still wants to sell this, they are going to sell it to someone else. They want to dispose of their property. They also have property rights. We cannot continue or extinguish their property rights. Of all the uses in commercial, and this has been troubling for other members of this board, this is the least intense. This is an allowable use. I find an RV park to be a more intense use and the proposed use to be compatible with the surrounding community. These are not the first developers. The property owner is going to sell this property to someone. 248 apartments. To me, this is the best we are going to get on a commercial piece of property. It is zoned commercial. That is why I am making a motion for it.

Mr. Ruscitto: This is one of the toughest decisions I have had to make. I live on Muskrat Bay Road. My biggest concern is the density. They have met all the legal criteria. My personal opinion does not always agree with … my opinion is not legal opinion. I think there are worse things that could come in here. Things not as appealing.

Mr. Abbey: I have to agree with Mr. Ruscitto. There are advantages and disadvantages. We know there is going to be more traffic, more density. Also going to be some benefits. Bringing money into our town. Increasing the tax base. It is the best choice we have under the circumstances. Nobody wants something developed in their back yard, doesn't matter if it is a house or apartment. Roads will be busier. No question about that.

Mr Snyder: I reread the documentation from the County and I know the County Planning Board can sometimes be unreasonable but I just need to requote some things. Per county DOT no additional access on Lakeshore Road shall be permitted. They see that as a problem. Board strongly encourages minimizing of additional pavement and incorporate green infrastructure. Encouraged to decrease …greater buffering. Reduce encroachment in flood plains. Consider cumulate development impacts that are associated with large scale projects. Final. I don't think any of us on the Board would want something of this size in their neighborhood. I do not.

Mr. Card: I think the people that signed the petition, people that spoke, brought points to this Planning Board. We do not make the town code, we have to follow it. Most of the issues was the density. That lies with the town code, not the planning board. Quality of life issues in this town – deal with town board with the town code. It is permissible. The town board changed the zoning to commercial. The town board changed this. We are just following the town code. This is a permissible use. This is what we allow in this town and by that, we have to abide by the town code which allows this type of development.

Chairman Smith called a vote:

Chairman Smith:	Yes
Mr. Ruscitto:	Yes
Mr. Abbey:	Yes
Mr Card:	Yes
Mr Snyder:	No

Vote is recorded. Motion passes 4:1

SITE PLAN
VICINOS BRICK & BREW
7789 BREWERTON ROAD
PROPOSED BRICK OVEN RESTAURANT
DANIEL CARRINO

Daniel Carrino, Applicant

Chairman Smith: Couple changes on the plans. Had a conversation with both Jeff and Betsy Parmelee at NYS DOT. They are going to set up some stuff on how they would like the striping done. Applicant required to remove the curbs. DOT has found that acceptable. They understand. Just as an insight, the sidewalks are going in very quickly down in that area which is a good thing. I am not certain exactly what the DOT wants.

Mr. Carrino: We changed the curbing. Not doing anything different. Keeping the level at 393 in the padded area in the dumpsters. Other than that, we are not changing anything else from the first meeting.

Chairman Smith: If we are able to get an access easement, you would remove your parking spaces so we could have access to Business Drive.

Mr. Carrino: Yes. 3 spots on one side and 2 on the other.

Chairman Smith: Water usage is 1600 gallons per day.

Mr. Carrino: Yes, 1600 gallons per day.

Onondaga County Industrial Development Agency

Project Summary DRAFT 9/10/2021

1. Project	**SSC Cicero, LLC**	**2. Project Number**	**3101-21-02B**
3. Location	Cicero	**4. School District**	North Syracuse School District
		6. Project Type	New Construction
5. Tax Parcel(s)	099.-01-31.2		0

7.Total Project Cost	**$**	**4,500,000**
Land	$	3,500
Site Work	$	-
Building	$	300,000
Furniture & Fixtures	$	-
Equipment	$	4,153,500
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	17,000
Financial Charges	$	16,000
Legal Fees	$	10,000
Other- Solar Installation Labor	$	-

8. Total Jobs	0
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	0

Cost Benefit Analysis

SSC Cicero, LLC

		Fiscal Impact ($)
Abatement Cost	**$**	**33,049**
Sales Tax	$	-
Mortgage Tax	$	-
Property Tax Relief (PILOT)	$	33,049
New Investment	**$**	**5,873,383**
PILOT Payments	$	880,833
Project Wages (10 years)	$	-
Construction Wages	$	435,300
Employee Benefits (10 years)	$	-
Project Capital Investment	$	4,500,000
Agency Fees	$	57,250
Agency Legal Fees	$	11,250
Benefit:Cost Ratio		**178 :1**

Project Description

SSC Cicero, LLC is proposing to build a 5 mega-watt solar facility at 5827 McKinley Rd., Cicero, NY. The lot is 56.89 acres and the project acreage under the array is 55.5 acres.

SSC Cicero, LLC 2/26/2021

A) PILOTS Estimate Table Worksheet DRAFT

Current Revenue Generated by Parcel	$	11,828
Expected Revenue from the Parcel if no project occurred	$	386,429.84
Projected Year 1 Revenue to be generated as a result of the project:		$27,500
Total Project Cost	$	4,500,000.00
OCIDA Estimate of Project Value	$	1,038,375.00
Projected MW to be generated		5

Year	Onondaga County	Cicero	North Syracuse School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15.3%	15.4%	69.4%	100.0%		
2019-2020	**$ 1,807**	**$ 1,818**	**$ 8,203**	**$ 11,828**		
1	$ 4,202	$ 4,227	$ 19,072	$ 27,500	$ 12,064	$ (15,436)
2	$ 4,286	$ 4,311	$ 19,453	$ 28,050	$ 12,306	$ (15,744)
3	$ 4,371	$ 4,397	$ 19,842	$ 28,611	$ 12,552	$ (16,059)
4	$ 4,459	$ 4,485	$ 20,239	$ 29,183	$ 12,803	$ (16,381)
5	$ 4,548	$ 4,575	$ 20,644	$ 29,767	$ 13,059	$ (16,708)
6	$ 4,639	$ 4,667	$ 21,057	$ 30,362	$ 13,320	$ (17,042)
7	$ 4,732	$ 4,760	$ 21,478	$ 30,969	$ 13,586	$ (17,383)
8	$ 4,826	$ 4,855	$ 21,907	$ 31,589	$ 13,858	$ (17,731)
9	$ 4,923	$ 4,952	$ 22,345	$ 32,221	$ 14,135	$ (18,085)
10	$ 5,021	$ 5,051	$ 22,792	$ 32,865	$ 14,418	$ (18,447)
11	$ 5,122	$ 5,152	$ 23,248	$ 33,522	$ 14,706	$ (18,816)
12	$ 5,224	$ 5,255	$ 23,713	$ 34,193	$ 15,000	$ (19,192)
13	$ 5,329	$ 5,361	$ 24,187	$ 34,877	$ 15,300	$ (19,576)
14	$ 5,435	$ 5,468	$ 24,671	$ 35,574	$ 15,606	$ (19,968)
15	$ 5,544	$ 5,577	$ 25,165	$ 36,286	$ 15,918	$ (20,367)
16	$ 5,655	$ 5,689	$ 25,668	$ 37,011	$ 64,408	$ 27,397
17	$ 5,768	$ 5,802	$ 26,181	$ 37,752	$ 65,696	$ 27,945
18	$ 5,883	$ 5,918	$ 26,705	$ 38,507	$ 67,010	$ 28,504
19	$ 6,001	$ 6,037	$ 27,239	$ 39,277	$ 68,350	$ 29,074
20	$ 6,121	$ 6,158	$ 27,784	$ 40,062	$ 69,717	$ 29,655
21	$ 6,243	$ 6,281	$ 28,339	$ 40,864	$ 71,112	$ 30,248
22	$ 6,368	$ 6,406	$ 28,906	$ 41,681	$ 72,534	$ 30,853
23	$ 6,496	$ 6,534	$ 29,484	$ 42,514	$ 73,985	$ 31,470
24	$ 6,626	$ 6,665	$ 30,074	$ 43,365	$ 75,464	$ 32,100
25	$ 6,758	$ 6,798	$ 30,676	$ 44,232	$ 76,974	$ 32,742
	$ 134,580	**$ 135,383**	**$ 610,870**	**$ 880,833**	**$ 913,883**	**$ 33,049**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: SSC Cicero LLC

Applicant Address: 334 Arapahoe Ave., Boulder, CO 80302

Phone: 561.866.8234 Fax: None

Website: www.summitsolarcapital.com E-mail: john@summitsolarcapital.com

Federal ID#: 85-4266422 NAICS: Not Applicable

State and Year of Incorporation/Organization: Florida / 2020

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐Yes ☑No

What is the name of the Real Estate Holding Company: Not Applicable

Federal ID#: Not Applicable

State and Year of Incorporation/Organization: Not Applicable

List of stockholders, members, or partners of Real Estate Holding Company:

Not Applicable

B) Individual Completing Application:

Name: John H. Switzer

Title: Managing Member

Address: 334 Arapahoe Ave., Boulder, CO 80302

Phone: 561.866.8234 Fax: None

E-mail: john@summitsolarcapital.com

C) Company Contact (if different from individual completing application):

Name: Same as above

Title: Same as above

Address: Same as above

Phone: Same as above Cell Phone: Same as above

E-mail: Same as above

D) Company Counsel:

Name of Attorney: John H. Switzer, Esq

Firm Name: None

Address: 334 Arapahoe Ave., Boulder, CO 80302

Phone: 561.866.8234 Cell Phone: 561.866.8234

E-mail: john@summitsolarcapital.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): None

Year Established: 2020

State in which Organization is established: Florida

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
Summit Solar Capital LLC	100

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 3%

Estimated % of sales outside Onondaga County but within New York State: 97%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☑Yes No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 5827 McKinley Rd.,

Legal Address (if different): _____

City: _____ Village/Town: Cicero

Zip Code: 13029 School District: North Syracuse

Tax Map Parcel ID(s): 099.-01-31.2

Current Assessed Value: $350,000 Sq. Footage of Existing Building: None

Census Tract: Cicero Town 15704

B) Type (Check all that apply):

- ☑ New construction
- ☐ Expansion/Addition to current facilities
- ☐ Renovation of existing facility
- ☐ Acquisition of existing facility/property
- ☐ Demolition and Construction
- ☐ Purchase of machinery and/or equipment
- ☐ Brownfield/Remediated Brownfield
- ☐ LEED Certification
- ☐ Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- ☑ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☑ (ii) the size of the lot upon which the Project sits or is to be constructed;
- ☑ (iii) the current use of the site and the intended use of the site upon completion of the Project;
- ☑ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- ☑ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☐ Industrial	☐ Bank Office
☐ Acquisition of Existing Facility	☐ Retail
☐ Housing	☐ Mixed Use
☐ Equipment Purchase	☐ Facility for Aging
☐ Multi-Tenant	☐ Civic Facility (not for profit)
☐ Commercial	☑ Other Ground Mounted Solar Facility

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☑ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   ☑ Yes ☐ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   ☐ Yes ☑ No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	$3,500 (est)	0% (est)	$3,500 (est)
Site Work/Demo	None (est)	0% (est)	0% (est)
Building Construction & Renovation	$300,000 (est.)	10% (est.)	$30,000 (est.)
Furniture & Fixtures	None (est)		0% (est)
Equipment	$4,153,500	0% (est)	0% (est)
Equipment Subject to NYS Production Sales Tax	$0 (Est.)	0% (est.)	0% (est.)
Engineering/Architect	$17,000 (est)	0% (est)	$17,000 (est)
Financial Charges	$16,000 (est)	0% (est)	$16,000 (est)
Legal	$10,000 (est)	0% (est)	$10,000 (est)
Other	0% (est)	0% (est)	0% (est)
Management/Developer Fees	0% (est)	0% (est)	0% (est)
Total Project Cost	4,500,000 (est)	0% (est)	4,500,000 (est,)

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 4,500,000 (est.)

Project refinancing: estimated amount
(for refinancing of existing debt only) $ _____

Sources of Funds for Project Costs:

1. Bank Financing $ 80% (est.)
2. Equity (excluding equity that is attributed to grants/tax credits) $ 20% (est.)
3. Tax Exempt Bond Issuance (if applicable) $ None (est.)
4. Taxable Bond Issuance (if applicable) $ None (est.)

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ None (est.)

-Identify each state and federal grant/credit:

Not Applicable $ 0 (est.)

Not Applicable $ 0 (est.)

Not Applicable $ 0 (est.)

6. Total Sources of Funds for Project Costs $ 4,500,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐ Yes ☑ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0 (est.)
Estimate the number of construction jobs to be created by this Project:	15-20 (est.)
Estimate the average length of construction jobs to be created (months):	6 (est.)
Current annual payroll at facility:	0
Average annual growth rate of wages:	0 (est.)
Please list, if any, benefits that will be available to either full and/or part time employees:	To be determined
Average annual benefit paid by the company ($ or % salary) per FTE job:	0 (est.)
Average growth rate of benefit cost:	0 (est.)
Amount or percent of wage employees pay for benefits:	To be determined
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	15-20

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
None	0	0	0	0	0	0	0
Job Creation Subtotal		0	0	0	0	0	0

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): $5,500 per MWAC

☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged):_____

Sales and Use Tax Exemption (4% Local, 4% State):_____

☐ Tax Exempt Bond Financing (Amount Requested):_____

☐ Taxable Bond Financing (Amount Requested):_____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 0

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 0

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency SSC Cicero LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 11.11.2020 (date).

Company: SSC Cicero LLC

Representative for Contract: John H Switzer, Esq.

Address: 334 Arapahoe Dr City: Boulder State: CO Zip: 80302

Phone: 516.866.8234 Email: john@summitsolarcapital.com

Project Address: 5827 McKinley Rd City: Cicero State: NY Zip: 13029

General Contractor: Not Available

Contact Person: Not Available

Address: Not Available City: Not Available State: Not Available Zip: Not Available

Phone: Not Available Email: Not Available

Authorized Representative: Not Available Title: Not Available

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits:
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: SSC Cicero LLC

Signature of Officer or Authorized Representative: John H. Switzer

Name & Title of Officer or Authorized Representative: John H. Switzer, Esq - Managing Member

Date: 11.11.2020

Section VIII: Employment Plan

Jobs Listings: In accordance with §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 Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☑ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☐ Yes ☑ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), SSC Cicero LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

SSC Cicero LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

SSC Cicero LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: SSC Cicero LLC

Signature of Officer or Authorized Representative: John H. Switzer

Name & Title of Officer or Authorized Representative: John H. Switzer, Esq. - Managing Member

Date: 11.11.2020

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

Name of Applicant Company: SSC Cicero LLC

Signature of Officer or Authorized Representative: John H. Switzer

Name & Title of Officer or Authorized Representative: John H. Switzer, Esq. - Managing Member

Date: 11.11.2020

Section X: Representations, Certifications, and Indemnification

John H. Switzer, Esq. (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Managing Member (title) of SSC Cicero LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. First Consideration for Employment: In accordance with §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 WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. Other NYS Facilities: In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. Annual Sales Tax Filings: In accordance with §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, 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. Outstanding Bonds: The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. Employment Reports: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

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

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

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company SSC Cicero LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: David Spotts - Member

Date: 11/18/20

STATE OF Florida)

COUNTY OF Palm Beach)ss.;

David Spotts, being first duly sworn, deposes and says:

1. That I am the Managing Member (Corporate Officer) of SSC Cicero LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 18th day of November, 2020.

Anne M. Goldman

(Notary Public)

Anne M. Goldman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG297058
Expires 3/5/2023

End of Application

Rev 1-9-20

Pursuant to Section I – Part H

Applicant plans to abide by the Agency's policy that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project.

Annual materials and raw supplies will likely be supplied outside of firms in Onondaga County. Applicant intends to secure reasonable vendor services for ongoing maintenance activities within Onondaga County.

Thank you,

John H. Switzer, Esq.

334 Arapahoe Ave

Boulder, CO 80302

Phone: 561.866.8234

Email: John@summitsolarcapital.com

Pursuant to Section I – Part J

Applicant has received assistance from OCIDA in regard to a 3.5 MW PV project located at 8071 River Road, Lysander, NY known as SSC Lysander LLC. Such assistance is taking the form of a PILOT Agreement for $5,500 / MW with a 2% escalator over twenty years. The PILOT Agreement between OCIDA and SSC Lysander LLC is due to close on or about March 10, 2021.

Thank you,

John H. Switzer, Esq.

334 Arapahoe Ave

Boulder, CO 80302

Phone: 561.866.8234

Email: John@summitsolarcapital.com

Pursuant to Section II – Part C

Benefit to Business

Benefits considered by the Onondaga County Industrial Development Agency as part of our application are critical to the development of community solar distributed generation projects. Notably, without PILOT Agreements, community solar projects, including the subject project, are not financially feasible.

A direct result of the benefits provided will be the creation of construction jobs and clean, cost efficient power to residential ratepayers.

Thank you,

John H. Switzer, Esq.

334 Arapahoe Ave

Boulder, CO 80302

Phone: 561.866.8234

Email: John@summitsolarcapital.com

Pursuant to Section II – Part D

Project Narrative

This 5.0-MWac solar facility is located at 5827 McKinley Rd., Cicero, NY 13029. Existing lot size is 56.89 acres in total size and the project acreage under the array is 55.5 acres.

This site is currently undeveloped vacant land and is being managed by the landowner. Upon completion of the project the site will become the location of a ground mounted solar array.

- Solar panel height will not exceed 15’.
- Two rows of 5’ tall white spruce and/or norway spruce on a 10’ spacing are included in the project to provide a visual screening from abutting residences.
- Perimeter fencing will enclose the solar panels and electrical equipment.

As a community solar project, local residents, businesses, and municipalities within Onondaga County will have the option of subscribing to purchase discounted energy from this project.

Applicant has extensive experience in the responsible development of utility-scale solar projects and the ability to deliver a turn-key solar power operating facility of the highest quality. Without the benefits requested in this application the project is not feasible.

Thank you,

John H. Switzer, Esq.

334 Arapahoe Ave

Boulder, CO 80302

Phone: 561.866.8234

Email: John@summitsolarcapital.com

Onondaga County Industrial Development Agency

Project Summary DRAFT 9/15/2021

1. Project	**NYCANNA, LLC**	**2. Project Number**	-
3. Location	East Syracuse	**4. School District**	East Syracuse-Minoa School District
		6. Project Type	Renovation
5. Tax Parcel(s)	027.-02-11.0; 027.-02-11.0/1; 027.-02-11.0/3; 027.-02-11.1	**Village**	-

7.Total Project Cost	**$**	**15,500,000.00**
Land	$	-
Site Work	$	300,000
Building	$	7,000,000
Furniture & Fixtures	$	500,000
Equipment	$	5,300,000
Equipment Subject to NYS Production Exemption	$	2,000,000
Engineering/Architecture Fees	$	200,000
Financial Charges	$	-
Legal Fees	$	-
Other	$	100,000

8. Total Jobs	69
8A. Job Retention	39
8B: Job Creation (Next 5 Years)	30

Cost Benefit Analysis

NYCANNA, LLC

Fiscal Impact ($)

Estimated Abatement Cost	**$800,000**
Sales Tax Abatement	$800,000
Mortgage Recording Tax Abatement	$0
Real Property Tax Relief	$0
New Investment	**$9,632,500**
PILOT Payments	$0
Project Wages (10 years)	$0
Construction Wages	$2,176,500
Employee Benefits (10 years)	$0
Project Capital Investment	$7,300,000
Agency Fees	$156,000
Benefit:Cost Ratio	**12.04 :1**

Project Description

The facility expansion consists of an additional 56,834 square feet of space, with 35,000 square feet (est.) designated for cultivation operations, and 21,834 square feet (est.) designated for product storage, staging, shipping, and receiving. The facility is located in the Town of Dewitt

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: NYCANNA, LLC

Applicant Address: 6600 New Venture Gear Dr, East Syracuse 13057

Phone: (917) 842-0570 Fax: Not Applicable

Website: https://www.shopbotanist.com/ E-mail: William.lettier@acreageholdings.com

Federal ID#: 30-0963283 NAICS: 325411

State and Year of Incorporation/Organization: DE 11/1/2016

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐Yes ☑No

What is the name of the Real Estate Holding Company: Not Applicable

Federal ID#: Not Applicable

State and Year of Incorporation/Organization: Not Applicable

List of stockholders, members, or partners of Real Estate Holding Company:

Not Applicable

B) Individual Completing Application:

Name: William Lettier

Title: General Manager, NYCANNA, LLC

Address: 6600 New Venture Gear Dr, E Syracuse 13057

Phone: 917-842-0570 Fax: Not Applicable

E-mail: William.lettier@acreageholdings.com

C) Company Contact (if different from individual completing application):

Name: Not Applicable

Title: Not Applicable

Address: Not Applicable

Phone: Not Applicable Cell Phone: Not Applicable

E-mail: Not Applicable

D) Company Counsel:

Name of Attorney: James A. Doherty, III, Esq.

Firm Name: General Counsel, Acreage Holdings, Inc.

Address: 450 Lexington Avenue, #3308 New York, NY 10163 USA

Phone: 570-947-1138 Cell Phone: 570-947-1138

E-mail: legal@acreageholdings.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): None

Year Established: 2016

State in which Organization is established: Delaware

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
High Street Capital Partners Management, LLC	100
Kevin Murphy, Manager of High Street Capital Partners Management, LLC	80
Melvin Yellin, Manager of High Street Capital Partners Management, LLC	10
Devin Binford, Manager of High Street Capital Partners Management, LLC	10

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 79% (as of Jan to Jul 2021)

Estimated % of sales outside Onondaga County but within New York State: 21% (as of Jan to Jul 2021)

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information. See Attachment B.

I) **Applicant History**: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☑Yes ☐No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations: See attached.

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐Yes ☑No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 6600 New Venture Gear Drive

Legal Address (if different): Not Applicable

City: East Syracuse Village/Town: Dewitt

Zip Code: 13057 School District: East Syracuse- Minoa Central School District

Tax Map Parcel ID(s): 312689027.-02-11.0; 312689027.-02-11.0/1; 312689027.-02-11.0/3; 312689027.-02-11.1

Current Assessed Value: leased Sq. Footage of Existing Building: 234,000

Census Tract: 36067

B) Type (Check all that apply):

- ☐ New construction
- ☐ Expansion/Addition to current facilities
- ☑ Renovation of existing facility
- ☐ Acquisition of existing facility/property
- ☑ Demolition and Construction
- ☑ Purchase of machinery and/or equipment
- ☐ Brownfield/Remediated Brownfield
- ☐ LEED Certification
- ☐ Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility? See Appendix A.

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

☐ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;

☐ (ii) the size of the lot upon which the Project sits or is to be constructed;

☐ (iii) the current use of the site and the intended use of the site upon completion of the Project;

☐ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☐ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

See Appendix A.

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☑ Industrial	☐ Bank Office
☐ Acquisition of Existing Facility	☐ Retail
☐ Housing	☐ Mixed Use
☑ Equipment Purchase	☐ Facility for Aging
☐ Multi-Tenant	☐ Civic Facility (not for profit)
☐ Commercial	☐ Other _____

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☑ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   ☐ Yes ☑ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   ☐ Yes ☑ No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	Not Applicable		Not Applicable
Site Work/Demo	300,000		300,000
Building Construction & Renovation	7,000,000		7,000,000
Furniture & Fixtures	500,000		500,000
Equipment	5,300,000		5,300,000
Equipment Subject to NYS Production Sales Tax	2,000,000		2,000,000
Engineering/Architect	200,000		200,000
Financial Charges			
Legal			
Other	100,000		100,000
Management/Developer Fees	100,000		100,000
Total Project Cost	15,500,000		15,500,000

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 15,500,000

Project refinancing: estimated amount
(for refinancing of existing debt only) $ Not Applicable

Sources of Funds for Project Costs:

1. Bank Financing $ Not Applicable
2. Equity (excluding equity that is attributed to grants/tax credits) $ 15,500,000
3. Tax Exempt Bond Issuance (if applicable) $ Not Applicable
4. Taxable Bond Issuance (if applicable) $ Not Applicable

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ Not Applicable

-Identify each state and federal grant/credit:

Not Applicable $ _____

Not Applicable $ _____

Not Applicable $ _____

6. Total Sources of Funds for Project Costs $ 15,500,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☑ Yes ☐ No If yes, provide number of FTE jobs at the facility: 39

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	39
Estimate the number of construction jobs to be created by this Project:	100
Estimate the average length of construction jobs to be created (months):	6 months
Current annual payroll at facility:	$2,070,137
Average annual growth rate of wages:	2%
Please list, if any, benefits that will be available to either full and/or part time employees:	Health Benefits, 401K, Life Insurance,Short term/Long Term Disability for FTE
Average annual benefit paid by the company ($ or % salary) per FTE job:	Health Benefit Premiums are paid 80% by company for any FTE
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	FTE pays 20% of premiums.
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	30 New Jobs Created

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Operations Manager		1	2				
Warehouse		12	5	5			
Production		21	10	5			
Sales & Marketing		1	2				
Finance		3	1				
Human Resources		1					
Job Creation Subtotal			20	10			

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☐ Real Property Tax Abatement (PILOT): none

☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): Not Applicable

☑ Sales and Use Tax Exemption (4% Local, 4% State): $800,000

☐ Tax Exempt Bond Financing (Amount Requested): Not Applicable

☐ Taxable Bond Financing (Amount Requested): Not Applicable

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ Not Applicable

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ Not Applicable

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 10,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ 800,000

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency NYCANNA, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 09/08/2021 (date).

Company: Please see Appendix A, Section V. for a comment on this matter.

Representative for Contract: Not Applicable

Address: Not Applicable City: Not Applicable State: Not Applicable Zip: Not Applicable

Phone: Not applicable Email: Not applicable

Project Address: Not Applicable City: Not Applicable State: Not applicable Zip: Not Applicable

General Contractor: Not Applicable

Contact Person: Not Applicable

Address: Not Applicable City: Not Applicable State: Not Applicable Zip: Not Applicable

Phone: Not Applicable Email: Not Applicable

Authorized Representative: Not Applicable Title: Not Applicable

Signature: Not Applicable

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

A project is not entitled to receive the benefits:
Exemptions received exceed the amount authorized by the Agency;
Exemptions are claimed by the Project for unauthorized property or services; or
A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: NYCANNA, LLC

Signature of Officer or Authorized Representative: Robert Daino

Name & Title of Officer or Authorized Representative: Authorized Signatory

Date: 09/09/2021

Section VIII: Employment Plan

Jobs Listings: In accordance with §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 Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☑ Yes ☐ No

If yes, name and location: Local 338, RWDSU/UFCW 1505 Kellum Place, Mineola NY 11501

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☑ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), NYCANNA, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

NYCANNA, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

NYCANNA, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: NYCANNA, LLC

Signature of Officer or Authorized Representative: Robert Daino

Name & Title of Officer or Authorized Representative: Authorized Signatory

Date: 09/09/2021

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

Name of Applicant Company: NYCANNA, LLC

Signature of Officer or Authorized Representative: Robert Daino

Name & Title of Officer or Authorized Representative: Authorized Signatory

Date: 09/09/2021

Section X: Representations, Certifications, and Indemnification

Robert Daino (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Authorized Signatory (title) of NYCANNA, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. First Consideration for Employment: In accordance with §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 WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. Other NYS Facilities: In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. Annual Sales Tax Filings: In accordance with §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, 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. Outstanding Bonds: The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. Employment Reports: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

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

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

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company NYCANNA, LLC

Signature of Officer or Authorized Representative: Robert Daino

Name & Title of Officer or Authorized Representative: Authorized Signatory

Date: 09/09/2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Robert Daino, being first duly sworn, deposes and says:

1. That I am the Authorized Signatory (Corporate Officer) of NYCANNA, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 9th day of September, 2021.

(Notary Public)

MICHAEL J GAROFOLA
Notary Public - State of New York
NO. 02GA6380506
Qualified in New York County
My Commission Expires Sep 10, 2022

End of Application

Rev 1-9-20

Appendix A – Additional Information

Section I: Applicant Information

G) Applicant Business Description (include background, products, customers, goods, and services)

NYCANNA, LLC, d/b/a "Acreage New York"

We are a vertically integrated medical cannabis cultivation, manufacturing, retail, and distribution company located in New York. We have a manufacturing and cultivation location in East Syracuse, along with our four dispensaries located in Buffalo, Middletown, Queens, and Farmingdale. We began our journey in 2015, formed NYCANNA, LLC in 2016, and were awarded a license from the State of New York Department of health in August of 2017. We are one of only ten Registered Organizations in New York permitted to manufacture and sell medical cannabis. Our medical products include items such as tinctures, vaporization cartridges, and capsules. We currently sell our products to registered patients within New York from one of our four retail locations, from which we also provide home delivery services.

H) % of Total Annual Supplies, Raw Materials, and Vendor Services Purchased from Onondaga County Firms. Include list of vendors, raw material suppliers, and % for each, along with supporting documentation including estimated % of local purchases.

2020 – 1.06%, 2021 – 1.56%, See Appendix B (Vendor spend information)

I) Applicant History:

On November 2, 2018, EPMMNY LLC filed a civil complaint in the Supreme Court of the State of New York, County of New York, asserting claims against 16 defendants, including NYCANNA, LLC, Case No. 655480/2018. The matter is still in its preliminary stages and NYCANNA's motion to dismiss the case is pending before the court.

Section II: Project Information

C) Summary of how this project will help your business grow.

The project will help the NYCANNA, LLC ("NYCANNA") business grow by expanding its manufacturing and cultivation facility for increased revenue growth, cost mitigation, and overall business flexibility, improving upon its existing cannabis manufacturing facility in Syracuse, New York. Due to the rapid increase in demand for medical cannabis products, NYCANNA is undertaking this project to expand its existing manufacturing facility. NYCANNA rents 230,000 square feet (est.) of an existing manufacturing facility that sits on 109 square acres (est.) of land (see survey attached). The facility is currently zoned for manufacturing and NYCANNA intends to continue its manufacturing operations going forward, as well as adding cannabis cultivation. The facility expansion consists of an additional 56,834 square feet of space, with 35,000 square feet (est.) designated for cultivation operations, and 21,834 square feet (est.) designated for product storage, staging, shipping, and receiving. NYCANNA is requesting tax-exempt status to increase capital expenditure costs required to make the facility fully operational. Being able to remove the tax cost from our expansion will allow for more funds being allocated to growing equipment, as well as the ability to purchase higher quality equipment. Higher quality equipment will allow NYCANNA to better service the community of patients that benefit from our products. This cost

mitigation will allow NYCANNA more business flexibility and enable it to hire local Onondaga County vendors, supplies, employees, and other resources to enhance its relationship with the county and its residents and businesses. Job creation will occur each year in line with the needs of the facility, including 100 construction jobs and 30 new facility positions that will be open - 20 in the first year and an additional 10 in the second year.

D) Description of Project.

i. a. Total SF: 56,834 square feet

b. Cultivation: 35,000 square feet

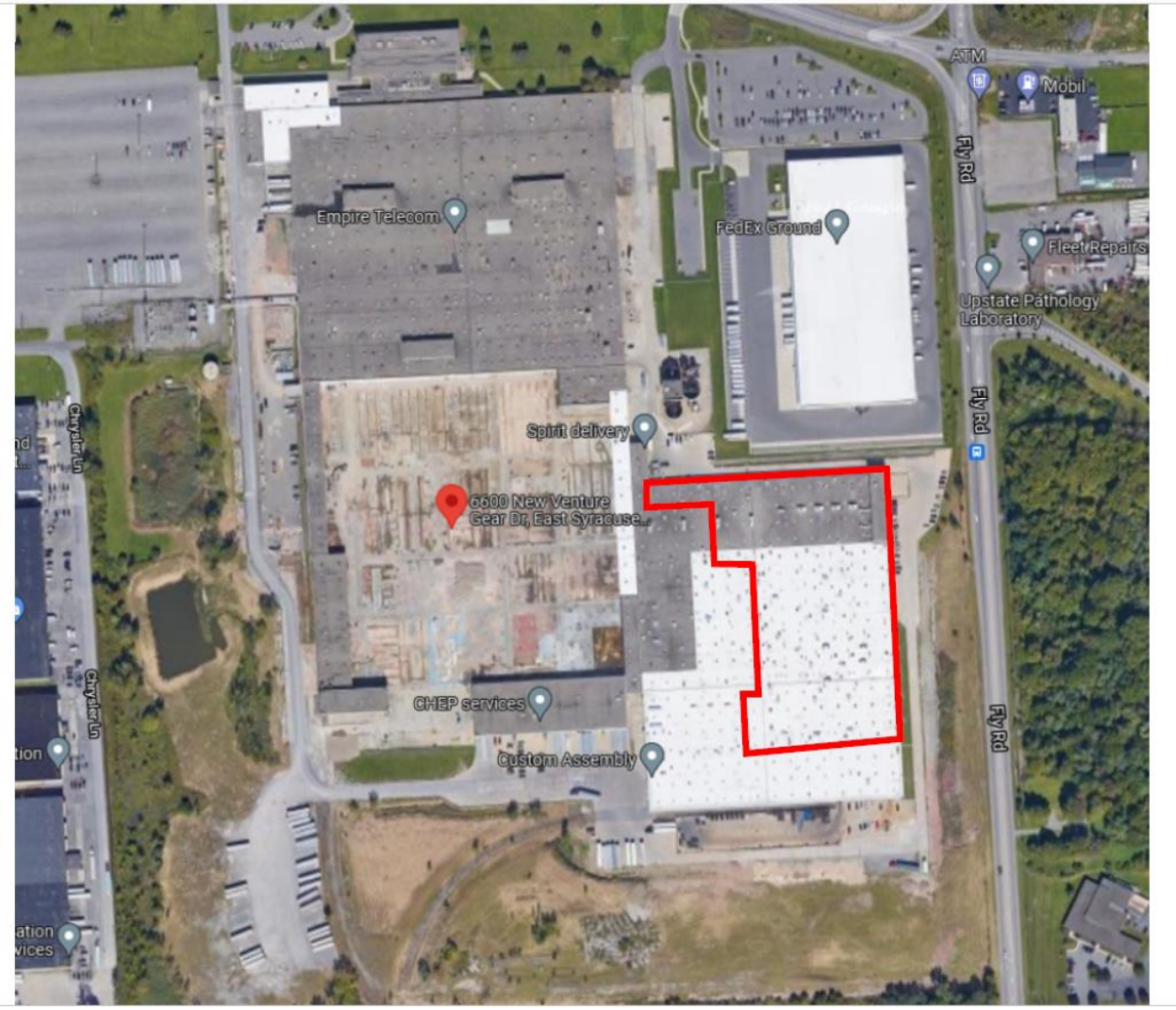
c. Warehouse, shipping & receiving: 21,834 square feet

ii. Approximately 109 square acres

iii. Manufacturing; Manufacturing

iv. Cultivation, Extraction, and Distribution of Medical Cannabis

v. The demand for cannabis and cannabis products has increased and, therefore, the need to increase cultivation space is necessary. There are significant costs, specifically equipment costs, associated with these expansions, and tax-exempt status will allow for a more financially feasible and thus, successful, expansion. The project in question is an expansion of cultivation capabilities at an existing medical cannabis cultivation facility. The existing facility sits on approximately 109 square acres of land. The expansion will result in an additional 56,834 square feet, including 35,000 square feet of cannabis cultivation space and 21,834 square feet of warehouse space. The expansion will allow for increased production of cannabis flower, infused products and concentrates allowed under current New York medical cannabis regulations. We will also have the ability to produce and formulate additional products as they become allowable under state regulations. The facility is currently used for the cultivation of medicinal cannabis and the manufacturing of infused cannabis-based medicines. The project is necessary to increase the production capabilities to meet the demand of the rapidly growing Medical Cannabis patient population in the state. It is also necessary to address the upcoming anticipated demand of the recently legalized adult-use cannabis program. Historically, states which have passed adult-use cannabis laws have seen the medical programs in their state suffer as adult-use demand begins to overwhelm medical cannabis providers and decreases the availability of products for those patients who need them for recognized medical conditions. We are committed to providing access to medical patients, as well as the adult-use needs of the public.



I) Environmental Information

Long form EAF – SEQR; the development of these forms is currently in process and will be submitted when completed, which is expected the week of 9.13.2021.

Section V: Local Access Policy Agreement/Contractor Status Report

To be submitted prior to final OCIDA approval.

DocuSign Envelope ID: 05665509-A7E0-4D3C-9513-E10EE921E221

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NYCANNA Building Renovation		
Project Location (describe, and attach a general location map): 6600 New Venture Gear Drive, East Syracuse, NY 13057		
Brief Description of Proposed Action (include purpose or need): The proposed project is an expansion of an existing cannabis grow facility. The expansion will include approximately 56,000 sf of interior renovation within the existing building, which will consist of new grow rooms, drying and operation areas, security systems, utilities, and new bathroom facilities.		
Name of Applicant/Sponsor: NYCANNA, LLC d/b/a "Acreage New York" (c/o William Letter)	Telephone: 917-842-0570 E-Mail: william.lettier@acreageholdings.com	
Address: 6600 New Venture Gear Dr		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): ONX1, LLC	Telephone: E-Mail:	
Address: PO Box 2279		
City/PO: Jupiter	State: FL	Zip Code: 33468

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	DOB Building Permit	Sept. 14, 2021
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	OCIDA	Oct 2021
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	Approval of License Transfer	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? East Syracuse Minoa

b. What police or other public protection forces serve the project site?
Town of Dewitt

c. Which fire protection and emergency medical services serve the project site?
Town of Dewitt

d. What parks serve the project site?
Town of Dewitt

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commerical

b. a. Total acreage of the site of the proposed action? 109 acres
b. Total acreage to be physically disturbed? zero acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 109 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☑No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 7,750 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 775 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary sewer

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: OCDWEP
- Name of district: Town of Dewitt
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

3,907 MWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

national grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am-7pm
- Saturday: -
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Existing security lighting (building mounted and parking lot lighting)

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

agricultural operations will use state approved pesticides (ZeroTol 2.0, Procidic 2, Lost Coast Plant Therapy).

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: concrete and soil - 550 tons per month for 1 month (unit of time)
- Operation : 1 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: N/A
- Operation: N/A

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Private Waste Hauler
- Operation: Private Waste Hauler

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s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	109	109	
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: _____	0	0	0

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c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Upstate Bone & Joint Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >20 ft feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Ontario Loam	49 %
cut / fill land	51 %
	%

d. What is the average depth to the water table on the project site? Average: >10 ft feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	% of site
☐	15% or greater:	% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No

If Yes:

i. Name of aquifer: Principal Aquifer

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m. Identify the predominant wildlife species that occupy or use the project site:
squirrels / birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Robert Daino Date 10/4/2021

Signature DocuSigned by: 2FB724FBAA45472... Title Authorized Signatory

PRINT FORM

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EAF Mapper Summary Report

Wednesday, September 22, 2021 10:29 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

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E.2.e. [Endangered or Threatened Species Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

5400 Butternut Drive
East Syracuse, NY 13057-8509
Phone: 315.446.3910 x3
Fax: 315.449.0620

Planning & Zoning
Nicholas Quilty-Koval, Town Planner

Edward M. Michalenko, PhD.
Supervisor

September 17, 2021

Hueber-Breuer Construction, Inc.
148 Berwyn Ave
Syracuse, NY 13210
Attn: Derek Heath

Re: **NYCANNA Cultivation Facility Expansion**

Building Permit Conditions

Dear Mr. Heath:

As requested, please be advised your Building Permit application for the NYCANNA Cultivation Facility Expansion at 6600 New Venture Gear Drive is not subject to any specific use permits or special town approvals at this time. The proposed interior modifications are subject to permitting review.

Any exterior modifications to the facility and site are not approved and are subject to Site Plan Review pursuant to Town Code section 192-122.

Feel free to contact me anytime for further clarification.

Sincerely,

Nicholas Quilty-Koval
Town Planner
DeWitt Planning and Zoning

CC: Tom Poitras, Codes Enforcement Officer

Onondaga County Industrial Development Agency

Project Summary Draft 10/1/2021

1. Project	**RPNY Solar 5, LLC**	**2. Project Number**	**0**
3. Location	Manlius	**4. School District**	East Syracuse-Minoa School District
		6. Project Type	New Construction/Solar
5. Tax Parcel(s)	055.-01-10.1		0

7.Total Project Cost	**$**	**2,418,575**
Land	$	145,475
Site Work	$	85,000
Building	$	-
Furniture & Fixtures	$	-
Equipment	$	1,515,543
Equipment Subject to NYS Production Exemption	$	147,130
Engineering/Architecture Fees	$	61,533
Financial Charges	$	50,000
Legal Fees	$	15,000
Other- Solar Installation Labor	$	398,895

8. Total Jobs	0
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	0

Cost Benefit Analysis

RPNY Solar 5, LLC

		Fiscal Impact ($)
Abatement Cost	**$**	**224,192**
Sales Tax	$	55,340
Mortgage Tax	$	12,200
Property Tax Relief (PILOT)	$	156,652
New Investment	**$**	**2,979,452**
PILOT Payments	$	94,345
Project Wages (10 years)	$	-
Construction Wages	$	435,300
Employee Benefits (10 years)	$	-
Project Capital Investment	$	2,418,575
New Sales Tax Generated	$	-
Agency Fees	$	31,232
Agency Legal Fees	$	6,046
Benefit:Cost Ratio		**13 :1**

Project Description

RPNY Solar 5, LLC is proposing a 1.6 MW Solar energy system farm located on 6.95 acres in the Town of Manlius.

RPNY Solar 5, I LLC- Draft 10/1/2021

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	$	1,909
Expected Revenue from the Parcel if no project occurred	$	61,158.33
Projected Year 1 Revenue to be generated as a result of the project:		$6,400
Total Project Cost	$	2,418,574.99
OCIDA Estimate of Project Value	$	378,885.65
Projected MW to be generated		1.6
Scheduled PILOT Payments	**$**	**155,503**

Year	Onondaga County	Manlius	East Syracuse-Minoa School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	**14%**	**72%**	**100.0%**		
2019-2020	290.36	211.85	1,407.18	**$ 1,909**		
1	$ 937	$ 872	$ 4,592	$ 6,400	$ 11,744	$ 5,344
2	$ 955	$ 889	$ 4,683	$ 6,528	$ 11,979	$ 5,451
3	$ 974	$ 907	$ 4,777	$ 6,659	$ 12,218	$ 5,560
4	$ 994	$ 925	$ 4,873	$ 6,792	$ 12,463	$ 5,671
5	$ 1,014	$ 944	$ 4,970	$ 6,928	$ 12,712	$ 5,784
6	$ 1,034	$ 963	$ 5,069	$ 7,066	$ 12,966	$ 5,900
7	$ 1,055	$ 982	$ 5,171	$ 7,207	$ 13,225	$ 6,018
8	$ 1,076	$ 1,001	$ 5,274	$ 7,352	$ 13,490	$ 6,138
9	$ 1,097	$ 1,022	$ 5,380	$ 7,499	$ 13,760	$ 6,261
10	$ 1,119	$ 1,042	$ 5,487	$ 7,649	$ 14,035	$ 6,386
11	$ 1,142	$ 1,063	$ 5,597	$ 7,802	$ 14,316	$ 6,514
12	$ 1,164	$ 1,084	$ 5,709	$ 7,958	$ 14,602	$ 6,644
13	$ 1,188	$ 1,106	$ 5,823	$ 8,117	$ 14,894	$ 6,777
14	$ 1,212	$ 1,128	$ 5,940	$ 8,279	$ 15,192	$ 6,913
15	$ 1,236	$ 1,150	$ 6,059	$ 8,445	$ 15,496	$ 7,051
16	$ 1,260	$ 1,173	$ 6,180	$ 8,614	$ 20,958	$ 12,344
17	$ 1,286	$ 1,197	$ 6,303	$ 8,786	$ 21,377	$ 12,591
18	$ 1,311	$ 1,221	$ 6,429	$ 8,962	$ 21,805	$ 12,843
19	$ 1,338	$ 1,245	$ 6,558	$ 9,141	$ 22,241	$ 13,100
20	$ 1,364	$ 1,270	$ 6,689	$ 9,324	$ 22,685	$ 13,362
TOTAL	**$ 22,756**	**$ 21,184**	**$ 111,564**	**$ 155,503**	**$ 312,155**	**$ 156,652**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: RPNY Solar 5, LLC

Applicant Address: 879 Sanchez Street

Phone: (415) 710-3834 Fax: _____

Website: renewprop.com E-mail: stephanie@renewprop.com

Federal ID#: 85-4254771 NAICS: _____

State and Year of Incorporation/Organization: New York / 2020

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐ Yes ☑ No

What is the name of the Real Estate Holding Company: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company:

_____

B) Individual Completing Application:

Name: Ben Vollmer

Title: Project Developer

Address: 879 Sanchez Street, San Francisco, CA 94114

Phone: (828) 719-0461 Fax: _____

E-mail: ben@renewprop.com

C) Company Contact (if different from individual completing application):

Name: Stephanie Loucas

Title: Vice President, Development

Address: 879 Sanchez Street San Francisco, CA 94114

Phone: 415-710-3834 Cell Phone: 415-710-3834

E-mail: stephanie@renewprop.com

D) Company Counsel:

Name of Attorney: Rob Panasci

Firm Name: Young/Sommer LLC

Address: Executive Woods, Five Palisades Drive, Albany, NY 12205

Phone: (585) 438-9907 ext. 251 Cell Phone: (518) 207-5448

E-mail: rpanasci@youngsommer.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 2020

State in which Organization is established: New York

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
Wildcat Renewables, LLC	100%

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 50

Estimated % of sales outside Onondaga County but within New York State: 50

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information. We will endeavor to source as much material as possible from firms in Onondaga County. However, we are unable to commit to exact percentages at this time.

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐Yes ☑No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 7390 Kirkville Road

Legal Address (if different): _____

City: East Syracuse Village/Town: Manlius

Zip Code: 13057 School District: East Syracuse - Minoa

Tax Map Parcel ID(s): 313889055.-01-10.1

Current Assessed Value: $56,600 Sq. Footage of Existing Building: N/A

Census Tract: 154

B) Type (Check all that apply):

- ☑ New construction
- ☐ Expansion/Addition to current facilities
- ☐ Renovation of existing facility
- ☐ Acquisition of existing facility/property
- ☐ Demolition and Construction
- ☑ Purchase of machinery and/or equipment
- ☐ Brownfield/Remediated Brownfield
- ☐ LEED Certification
- ☐ Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- ☐ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (ii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iii) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- ☐ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☐ Industrial	☐ Bank Office
☐ Acquisition of Existing Facility	☐ Retail
☐ Housing	☐ Mixed Use
☐ Equipment Purchase	☐ Facility for Aging
☐ Multi-Tenant	☐ Civic Facility (not for profit)
☐ Commercial	☑ Other solar farm

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☐ Yes ☑ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   ☐ Yes ☑ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   ☐ Yes ☑ No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	$145,474.56	100 %	
Site Work/Demo	$85,000	0% (est.)	
Building Construction & Renovation	0% (est.)	0% (est.)	
Furniture & Fixtures	None	None	
Equipment	$1,515,542.60	0% (est.)	
Equipment Subject to NYS Production Sales Tax	$147,130	0% (est.)	
Engineering/Architect	$61,532.63	0% (est.)	
Financial Charges	$50,000	0% (est.)	
Legal	$15,000	25% (est.)	
Other Labor	$398,895.20	0% (est.)	
Management/Developer Fees			
Total Project Cost	$2,418,574.99		

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 2,418,574.99

Project refinancing: estimated amount
(for refinancing of existing debt only) $ _____

Sources of Funds for Project Costs:

1. Bank Financing $ 1,626,656.25
2. Equity (excluding equity that is attributed to grants/tax credits) $ 542,218.75
3. Tax Exempt Bond Issuance (if applicable) $ _____
4. Taxable Bond Issuance (if applicable) $ _____

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ 249,700.00

-Identify each state and federal grant/credit:

MW Block Incentive $ 249,700.00

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 2,418,574.99

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐Yes ☑No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	30 (est.)
Estimate the average length of construction jobs to be created (months):	4 months
Current annual payroll at facility:	N/A
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	N/A
Average annual benefit paid by the company ($ or % salary) per FTE job:	N/A
Average growth rate of benefit cost:	N/A
Amount or percent of wage employees pay for benefits:	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	N/A

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal		0	0	0	0	0	0

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): Seeking PILOT of $4,000/MW for 20 years

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): $12,199.92

☑ Sales and Use Tax Exemption (4% Local, 4% State): $55,340.34

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 1,626,656.25

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 12,199.92

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 691,754.20

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ 55,340.34

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request. RPNY Solar 5 will endeavor to source the highest possible percentage of labor from the local area. However, in the event the requisite amount of qualified labor with the necessary skillset is unavailable locally, outside laborers will need to be contracted.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency RPNY Solar 5, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 8/02/21 (date).

Company: RPNY Solar 5, LLC

Representative for Contract: Ben Vollmer

Address: 879 Sanchez Street City: San Francisco State: CA Zip: 94114

Phone: (828) 719-0461 Email: ben@renewprop.com

Project Address: 7390 Kirkville Road City: East Syracuse State: NY Zip: 13057

General Contractor: _____

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits:
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company RPNY Solar 5, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Aaron Halimi, President

Date: _____

Section VIII: Employment Plan

Jobs Listings: In accordance with §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 Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☑ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☐ Yes ☑ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), RPNY Solar 5, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

RPNY Solar 5, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

RPNY Solar 5, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: RPNY Solar 5, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Aaron Halimi, President

Date: _____

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

Name of Applicant Company RPNY Solar 5, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Aaron Halimi, President

Date: _____

Section X: Representations, Certifications, and Indemnification

Aaron Halimi (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of RPNY Solar 5, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. First Consideration for Employment: In accordance with §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 WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. Other NYS Facilities: In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. Annual Sales Tax Filings: In accordance with §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, 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. Outstanding Bonds: The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. Employment Reports: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

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

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

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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 tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company RPNY Solar 5, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Aaron Halimi, President

Date: _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

_____, being first duly sworn, deposes and says:

1. That I am the_____(Corporate Officer) of_____ (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this_____day of__, 20_____.

_____

(Notary Public)

End of Application

Rev 1-9-20

Renewable Properties, LLC
879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com

July 30, 2021

Mr. Robert Petrovich
Executive Director
Onondaga County
Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, NY 13202

Dear Mr. Petrovich,

RE: Kirkville Road Solar Project Narrative

The Kirkville Road Solar Project (Project) is small-scale commercial solar energy generating facility that will be located on approximately 7 acres of a 27-acre parcel. The subject parcel is located at 7390 Kirkville Road (APN 313889055.-01-10.1) in the Town of Manlius, NY, and is currently vacant. The parcel is zoned "Restricted Agriculture." The Project received Site Plan and Special Use Permit approval at the March 8, 2021 Manlius Town Planning Board meeting.

The Project will provide electric utility cost savings for Onondaga County residents and businesses. In addition, the Project will generate approximately $155,000 dollars in PILOT payments over 20 years. During the construction period, the Project will create up to 30 full-time construction related jobs, which may be filled by locally based workers depending upon availability and expertise. After construction, the Project will bring long-term maintenance contracts for local electricians and property maintenance companies. The Project will also result in increased revenues to the county and local municipal tax base, payments to the local hospitality industry, purchase of local supplies and goods, and lease revenues to the participating landowner.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated from the existence of the Project have a 100% reduction on municipal expenses. Moreover, the Project will still pay any applicable special district taxes. It is respectfully submitted that almost no other applicant or taxpayer/use can make that representation. For this particular property, tax proceeds will increase by approximately 307% from FY2020 tax receipts. PILOT payments with a 2% contractual escalator will total $6,400/year for base year up to $9,323 in year 20 for a total of $155,503 in payment in lieu of taxes.

The Project company has entered into a long-term lease agreement with the property owner, Abdulah Alemic. The Project will generate 1.6 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power. The Project will interconnect to National Grid's existing electrical distribution system,

which is located on site. The power generated from this facility will be sold to consumers via the state's Community Distributed Generation program (commonly called community solar). This program allows customers to directly offset their energy use with local solar power while saving money on their electrical bills. According to National Energy Laboratory, only 27% of all homes in the United States can install solar panels. This statistic indicates 73% of the country's population is denied access to renewable energy. Community solar provides utility savings and renewable energy access to businesses and residents that cannot install solar panels on their building because of a lack of financial means, or because of a physical barrier to installation. Community solar lowers the barriers of access to renewable energy, making it attainable for all local residents. The Project will generate an estimated 2,790,000 kWhrs of pollution-free electricity annually, supplying roughly 334 local residences. Additionally, the Project will generate community solar credits for ninety cents on the dollar which will be credited it to residents' utility invoices. Both residential and commercial customers can take advantage of the savings.

The Project will utilize 5,616 modules and 13 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers. The overall height of the array will be more no more than 8 feet tall.

A full environmental assessment form (FEAF) was completed by the project team and submitted to the Town of Manlius in December of 2020. The Town of Manlius declared their intent to serve as SEQRA lead agency, classified the project as an Unlisted Action pursuant to SEQRA and declared to conduct an uncoordinated SEQRA review of the Unlisted Action at their meeting on February 8, 2021. At their March 8, 2021 meeting, the Town of Manlius Planning Board issued a Negative Declaration of Significant Adverse Impact as SEQRA lead agency for the proposed project (a copy is attached). The Onondaga County Industrial Development Agency as an agency involved in the funding of the proposed Project may proceed to make its own separate determination of significance and decision for the Project as an Unlisted Action receiving uncoordinated review, as supported by the Negative Declaration of Significant Adverse Environmental Impact issued by the Town of Manlius Planning Board.

In sum, not only will the Project provide economic benefits to the applicable municipalities pursuant to the annual PILOT payment, it provides savings to the local residents that choose to take advantage of community solar while placing no burden on any municipal resources. RPNY Solar 5 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. While past solar projects in Onondaga County may have been able to support a larger PILOT dollar value, near-term sunsetting incentives through NYSERDA, along with the disappearance of the Community Adder, have made the economics on solar projects more challenging. Though projects of Kirkville Road's size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a $4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

We are excited to work with the Onondaga County Industrial Development Agency and advance this Project through to commercial operation.

Sincerely,

RENEWABLE PROPERTIES

Stephanie Loucas
Vice President, Development
415-710-3834

TOWN OF MANLIUS
SPECIAL PERMIT APPLICATION
(Original or Renewal)

DATE: October 7, 2020 Tax Map # 3138890 55.01.10.1

I Stephanie Loucas as applicant relative to property located at

7390 Kirkville Road, East Syracuse, NY 13057

hereby request/apply for issuance/renewal (CIRCLE ONE) of a **SPECIAL PERMIT** from the Town of Manlius Town Board as required by the Town of Manlius Code, submit the following application and documentary evidence and/or information, including comprising the Exhibits in support of this request and certify that it is correct, true and accurate to the best of my/our knowledge and after reasonable due diligence and investigation. I further knowledge and agree that should any such evidence or information be later determined as false or not credible in any material respect, any special permit issued/renewed based thereon may be determined by the Town Board as void from the start or revocable.

SAR

Applicant's Signature

A 1. Owner(s) of property: Abdulah Alemic

A 2. Status (Owner, Lessee) of each applicant: Lesee

A 3. Present Zoning of Property: Restricted Agriculture

A.4. Present Use of Property (describe in detail as best as reasonably possible- add additional pages as needed): Single family residential

A5Describe property condition at present: Single family home with outbuildings and large undeveloped open space to south of frontage on Kirkville Road

B 1. Proposed use of property: Single family residence with addition of a small scale community solar project

B 2. Anticipated number of employees, guests, customers on property:
The project will be remotely operated and does not require full time staff for O&M. Regular maintenance items over the life of the system will include washing the dust off the panels at least twice a year and managing vegetation growth.

B 3. Hours of Proposed Operation: The project will generate electricity during daylight hours

B 4. Anticipated Automobile Parking: N/A

B 5. Parking Area Buffer/Screening: N/A

B 6. Anticipated Vehicle Traffic Volume/Flow: The Project will not generate any traffic, and once constructed requires very little ongoing maintenance.

B 7. Proposed Site Lighting: No lighting proposed.

B 8. Anticipated noise sources, known decibel levels: The noise generated by the power conversion devices and transformers is minimal, consisting mostly of low humming and cooling fans.
~ 37dBA when observed from 50 feet away (inside the project area)
Quieter than a cycling refrigerator and only noticeable if standing within the solar array

B 9. Landscape:

a) Existing landscaping: The project area is currently a mix of maintained lawn with trees interspersed

b) Proposed landscaping: n/a

B 10. Proposed Signage: No signage is proposed.

B 11. Level of municipal and other services required to support the proposed activity (i.e., water supply sanitary sewage facilities): The project will not require public water, sewer, or other resources

B 12. Specific Requirements:

	Town Code (District) Requirement:	Proposal:
Parking Spaces	n/a	n/a
Lot Coverage		
Front Yard Setback	50'	50'
Side Yard Setback	50'	50'
Rear Yard Setback	50'	>1,000'
Maximum Height of Building	- 2	8' (from ground surface to max height of panel)

EXHIBITS TO SPECIAL PERMIT APPLICATION:

1. Detailed site plan of any proposed construction anticipated (attach as Exhibit "A"). The Town Board requires that drawings be certified by the appropriate design professional, i.e. a licensed engineer, architect, or surveyor, and include, except as may be permitted at #10 below, at time of application such detail as required per Town Zoning Code §155-28A (1) (13) for site plan submission.

2. Survey Map (Exhibit "B") Certified by a licensed surveyor within two years of date of application. Survey should show all existing state of facts, improvements, structures, easements, rights-of-way, appropriations, landscape features, encroachments and existing pavement on site. Any survey map last re-dated prior to 60 days before the application filing date shall be accompanied by an affidavit from the applicant, owner or occupant, i.e. someone with personal knowledge, that the survey map accurately shows the state of facts of the survey map as of the date of the application filing or if it does not the affidavit should describe any change features.

3. Legal description of proposed site (Exhibit "C"). The legal description must be in a form sufficient to follow the legal description on the survey map submitted.

4. Drainage, SWPPP if applicable, sanitary sewer, water service plans and specifications for proposed site (certified by a licensed professional engineer). Attach as Exhibit "D" and as applicable, numbered sub-exhibits e.g. "D-1", "D-2" etc.

5. Environmental Assessment Form (Exhibit "E"). A short environmental assessment form (see attached form) may be provided with any application for an unlisted action, however acceptance of same shall not be deemed a waiver by the Town of its right to require a long EAF with appropriate documentary substantiation of answers provided (including without limitation #6 following). For Type One Actions a long EAF must be submitted at time of application.

6. Freshwater Wetlands Letter. Pursuant to 6 NYCRR 663.4(a), where the application involves conduct of regulated activity on freshwater wetlands or adjacent areas, the applicant must obtain either a permit or letter of permission from the DEC or the authorized local government having jurisdiction over the wetland. Any delineation such determination is based on shall likewise be provided. Attach as Exhibit "F" and as applicable, with numbered sub-exhibits.

7. Professional Fees Reimbursement Agreement (Exhibit "G").

8. Disclosure Affidavit. The applicant shall submit an affidavit attesting it has reviewed General Municipal Law §809 and is familiar with the provisions contained therein, that no state officer, or any officer or employee of the County of Onondaga or Town of Manlius has any interest in the person, partnership or association owning the premises subject of the application or making such application, and that no other violation of §809 shall result from such application (Exhibit "H").

9. Filing and Professional Review Fees. At the time of application filing, applicant shall submit $100.00 in the form of a check payable to the Town of Manlius for Special Permit filing or renewal fees. Site Plan filing and Professional Review fees must be paid per Town Code Fee Schedule prior to commencement of Planning Board advisory review.

10. NOTE: THE ABOVE ARE NOT INTENDED AS AN EXHAUSTIVE LISTING OF THE APPLICATION REQUIREMENTS. THE APPLICANT SHALL BE RESPONSIBLE FOR FAMILIARIZING ITSELF WITH ALL TOWN CODE ZONING, SITE PLAN REVIEW, AND SPECIAL PERMIT REQUIREMENTS, AND THE REQUIREMENTS OF OTHER INVOLVED AND PERMITTING AGENCIES INCLUDING RELATIVE TO SEQRA, GENERAL MUNICIPAL LAW SECTION 239 REVIEW, STATE/COUNTY DOT, DOH AND THE LIKE.

THE FOREGOING NOTWITHSTANDING IT IS ACKNOWLEDGED THAT UPON INITIAL APPLICATION CERTAIN OF THE ABOVE MAY NOT, WITHOUT INITIAL INPUT FROM THE TOWN BOARD OR PLANNING BOARD, BE REASONABLY CAPABLE OF FINAL COMPLETION, AND ACCORDINGLY MAY BE WAIVED OR SUCH REQUIREMENTS RELAXED TEMPORARILY AND UNTIL SUFFICIENT SPECIFIC DIRECTION FROM THE RESPECTIVE BOARDS HAS BEEN GIVEN. AT TIME OF SUBMISSION THE APPLICANT SHALL SPECIFICALLY REFERENCE ANY SUCH REQUEST(S) AND ITS REASON(S) FOR SAME IN A DETAILED ENCLOSURE LETTER DESCRIBING THE SUBMISSION AND EXHIBITS.

RENEWAL APPLICATIONS SHALL REQUIRE ONLY SUCH OF THE FOREGOING INFORMATION AND EXHIBITS AS ARE DEEMED NECESSARY FOR CONSIDERATION OF A RENEWAL PERMIT INVOLVING NO MATERIAL CHANGES FROM OR VIOLATIONS UNDER THE PRIOR ISSUED SPECIAL PERMIT.

APPLICATIONS SHALL BE SUBMITTED IN BOUND TABBED BOOKLET FORM WITH A COVER LETTER, TABLE OF CONTENTS REFERENCING EXHIBITS, AND LEGIBLE 11"by 17" MINIMUM DRAWINGS FOLDED TO LETTER SIZE THEREIN. TWENTY COPIES SHALL BE DELIVERED TOGETHER WITH SEVEN (7) FULL SIZE PRINTS OF ALL DRAWINGS. SUBSEQUENT SUBMISSIONS OF MINOR MODIFICATIONS MAY BE SUBMITTED IN THE SAME MANNER WITH A LETTER REFERENCING THE SPECIFICS OF THE SUBSTITUTION, HOWEVER IF NUMEROUS OR MATERIAL IN NATURE ENTIRE REPLACEMENT SUBMISSIONS MAY BE REQUESTED.

TOWN OF MANLIUS

SPECIAL PERMIT APPLICATION – EXHIBIT "G"

PROFESSIONAL FEES REIMBURSEMENT AGREEMENT

As a condition of the application(s) to the Town of Manlius, its Zoning Board of Appeals, Planning Board, codes administration/planning office, and/or Town Board (the "Town") for various zoning, land use, construction and related reviews, approvals, certificates, permits and related consideration(s) (including for any local governmental assisted funding) related to the request of Kirkville Road Solar: (the "Application"), Wildcat Renewables, LLC [name], a California based Limited Liability Company located at 879 Sanchez Street, San Francisco, CA 94114 [legal address] ("Applicant") relative to proposed development at 7390 Kirkville Road, East Syracuse, NY 13057 [project address], Tax Parcel # 313889 055.01.10.1, Manlius, New York, and related matters (the "Project") agrees as follows:

The Application and Project may or will likely entail that the Town incur legal, engineering, architectural, administrative and related expense(s) including, without limitation, for both on staff and third party consultants involved in the consideration of the Application and Project, and including, without limitation, attendance at Zoning Board of Appeals, Planning Board, and Town Board meetings, consultation with the Applicant, its or the Town's engineer, architect, attorney, and/or other Town officers and employees, or consultants or professional service providers, incidental to the Application from the earlier of the filing of the Application for and/or first presentation of the Project to Town, and through final completion and issuance of all Town and other governmental permits, certifications and approvals.

In connection with and consideration of the foregoing, Applicant agrees to bear all cost and expense for such administrative, legal, engineering, architect and other professional and consulting assistance to the Town incidental to the Application and Project, and including that expense incurred by the Town for Town employees and officers performing reasonable and necessary work on behalf of the Town incident to the Application or Project.

In connection with the foregoing, Applicant shall reimburse the Town for time spent by outside consultants and professionals at the usual rate charged by them to private clientele, or if none, then the usual rate charged to municipalities. Reimbursement for the cost of Town employees and officers shall be based upon the cost to Town for the services of such persons, including salary and fringe benefits, reduced to an hourly rate and including overtime where directly attributable to the Application or Project.

Should the Town determine, in its sole discretion, that additional services are required to represent, supervise, inspect, evaluate and/or consult, including in order to protect the rights and/or interests of the Town such as relative to an enforcement or violation proceeding, the Applicant shall likewise bear all costs associated with such services.

This Agreement shall be effective as of October 8, 2020 The Applicant shall deposit an initial sum of $2,450.00 and such other amounts as from time to time the Town may determine, payable to and deposited with the Town and which sum or sums shall be applied against those sums reimbursable to the Town pursuant to the terms of this Agreement (the "Deposit"). Upon completion or discontinuance of the Application and Project and payment of all fees incurred, any unused Deposit shall be returned to the Applicant.

The Applicant shall receive periodically, one or more statements detailing charges for which reimbursement has been made against the Deposit, detailing unpaid amounts, if any, and setting forth any additional Deposit required by the Town. Failure to pay any amounts due the Town of Manlius within twenty (20) days of the date of statement may result in the termination of work/services by Town relative to the Application, the non-issuance suspension or revocation of any certificates, permits or approvals, and/or denial of applications, the Town's commencement of collection efforts, and/or the exercise of any other rights or remedies available to Town hereunder or pursuant to applicable law, including under the Town Code. No certificates, approvals or permits, including, without limitation, Certificates of Occupancy/Compliance, may be issued until all fees due hereunder are paid or sufficient Deposit for same made.

Notwithstanding any provision hereof to the contrary or otherwise, the intent of this Agreement is to subject all of those subject matter areas under applicable provisions of Federal, State, and County laws, rules and regulations whatsoever, the Town Code including as any of same may be amended from time to time, and without limitation, those provisions under Chapters 59, 63, 72, 83, 95, 96, 104, 119, 123, 125, 126, 127, 131, 147, and 155 of the Town Code to the provisions hereof; in addition any financing or funding applications incidental to the Application or Project and requiring sponsorship or support of Town, and review under the State Environmental Quality Review Act or other State or Federal environmental, historical or related laws, rules or regulations shall likewise be subject to the provisions hereof.

In addition, and notwithstanding any provisions hereof to the contrary or otherwise, any provisions of the Town Code or other laws, rules or regulations providing rights more favorable to and protective of Town shall be deemed incorporated herein by reference, and shall not be deemed superseded by less protective provisions herein.

In the event of a breach or default by Applicant, Town shall be entitled to pursue any and all legal rights and remedies pursuant to applicable law including, without limitation, the Town Code and shall be entitled to recover, in addition to any sums due, reasonable attorney's fees, costs and disbursements incurred in any such efforts.

If any part of this Agreement or the application thereof to any person or entity or circumstance is adjudged invalid, illegal or unconstitutional by any court of competent jurisdiction, such order or judgment shall be confined in its operation to the part of this law or in its application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Agreement or the application thereof to other persons, entities or circumstances. Further, in adjudging such invalid, illegal or unconstitutional provision or part thereof, the court shall attempt to modify same to a provision or part which is not illegal, invalid or unconstitutional and which best achieves the intent of such illegal, invalid or unconstitutional provision or part thereof.

The Town Supervisor has executed this agreement pursuant to a blanket Resolution adopted by the Town Board at a meeting thereof held on _____, 20__, and is duly authorized and empowered to execute this instrument and enter into this Agreement on behalf of the Town of Manlius.

In the event Applicant is a closely held corporation, partnership or limited liability company, its three (3) largest principals shall be signatories to this Agreement, as joint and severable parties with Applicant and Town.

This instrument shall be executed in triplicate. At least one original shall be permanently filed, after execution thereof, in the office of the Town Clerk and one in the Code Enforcement Office.

Dated: 10/8/20_

Wildcat Renewables, LLC _____

Print Applicant Name **Applicant's Authorized Signature/Title**

Applicant Address: 879 Sanchez Street San Francisco, CA 94114

Stephanie Loucas _____

Print Applicant (Principal) Name **Applicant's Principal Signature**

_____ _____

Print Applicant (Principal) Name **Applicant's Principal Signature**

_____ _____

Print Applicant (Principal) Name **Applicant's Principal Signature**

TOWN OF MANLIUS

By: _____

Name: _____

Title: _____

dd/2017

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: RPNY 5, LLC Kirkville Road Solar Project		
Project Location (describe, and attach a general location map): 7390 Kirkville Road in the Town of Manlius, Onondaga County, New York (43.083927, -76011575) (Please refer to attached USGS Map)		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a 1.6 MW solar energy system solar farm located on an approximately 6.95-acre portion of a 27.65-acre parcel (Parcel ID: 055.-01-10.1). The Project will involve the installation of ground mounted photovoltaic panels as well as associated access road, electric utility upgrades, power inverters and perimeter fencing for the solar energy system.		
Name of Applicant/Sponsor: RPNY Solar 5, LLC c/o Stephanie Loucas (Renewable Properties, LLC)	Telephone: 415-710-3834 E-Mail: stephanie@renewprop.com	
Address: 879 Sanchez Street		
City/PO: San Francisco	State: CA	Zip Code: 94114
Project Contact (if not same as sponsor; give name and title/role): Bergmann, c/o Kelly Sullivan	Telephone: 585-333-3116 E-Mail: khsullivan@bergmannpc.com	
Address: 280 East Broad Street, Suite 200		
City/PO: Rochester	State: NY	Zip Code: 14604
Property Owner (if not same as sponsor): Alemic Abdulah	Telephone: 315-560-4113 E-Mail: N/A	
Address: 6533 N. Manlius Road		
City/PO: Kirkville	State: NY	Zip Code: 13082

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Manilus Planning Board Application - Site Plan Referral	12/22/2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Manilus Planning Board - Site Plan Approval and Special Use Permit Approval	12/22/2020- Negative Declaration and Site plan approval on 3/8/2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Onondaga County Planning Board and Onondaga County IDA	Site Plan and Special Permit approval 1/27/21
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO - No Effect; NYSERDA - Incentives; NYSDEC - SPDES GP-020-001	12/27/2020 - SHPO No Effect: 10/23/2020 DEC Approval-1/27/2021
h. Federal agencies ☐Yes ☑No	USACE - NWP 51 (Non-Reporting) - if nec, USDA Rural Energy for America Funding	USACE - NWP 51 N/A, USDA TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☑Yes ☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes ☐No

If Yes, identify the plan(s):

Onondaga County Agricultural and Farmland Protection Plan

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Restricted Agricultural (RA)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? East Syracuse - Minoa Central School District

b. What police or other public protection forces serve the project site?
Manlius Police Department

c. Which fire protection and emergency medical services serve the project site?
Minoa Fire Department and Critical Response Committee emergency services

d. What parks serve the project site?
Ellis Field Park and Green Lakes State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Community Solar Farm

b. a. Total acreage of the site of the proposed action? 6.95± acres
b. Total acreage to be physically disturbed? 6.95± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 27.65± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures N/A

ii. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; and N/A length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

0 Square feet or 0 acres (impervious surface)

1,204 Square feet or 27.65 acres (parcel size)

ii. Describe types of new point sources. Limited Use Pervious Gravel Roadway

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site surface water

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 am - 6:00 pm
- Saturday: 8:00 am - 6:00 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise levels will increase during construction due to construction equipment during the hours of 8:00 AM - 6:00 PM Monday through Saturday.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 0.1 tons per Month (unit of time)
- Operation : N/A tons per N/A (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Waste will consist of office waste and cardboard items from deliveries. Most of the waste will be recyclable
- Operation: N/A

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: A refuse container will remain on site during construction and be emptied by a licensed hauler as needed
- Operation: N/A

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.15	0.00	-0.15
• Forested	23.66	19.42	-4.24
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.35	7.57	+4.22
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.49	0.49	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Limited Use Pervious Gravel	0	0.17	+0.17

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): E734105

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

The former Greiner Orchard site is approximately 0.25 miles southwest of the project. The Greiner site is under an to environmental easement and includes ground water use restriction, soil management plan, land use restriction, site management plan, and IC/ EC plan.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 5.77± feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

WwA - Williamson silt loam	56.9 %
MtA - Minoa fine sandy loam	26.3 %
ArB - Arkport very fine sandy loam	9.5 %

d. What is the average depth to the water table on the project site? Average: 2.26 feet

e. Drainage status of project site soils:

☑	Well Drained:	9.5 % of site
☑	Moderately Well Drained:	61.9 % of site
☑	Poorly Drained	28.6 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	_____% of site
☐	15% or greater:	_____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) SYE-11

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

Grey Squirrel	Rabbits	Eastern Chipmunks
White-tailed Deer	Raccoon	Migratory Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Indiana Bat and Northern Long Eared Bat, tree clearing will be conducted during the winter months to avoid impacts to these species.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

i. If Yes: acreage(s) on project site? 19.6 acres (All Areas are Prime Farmland)

ii. Source(s) of soil rating(s): NRCS Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

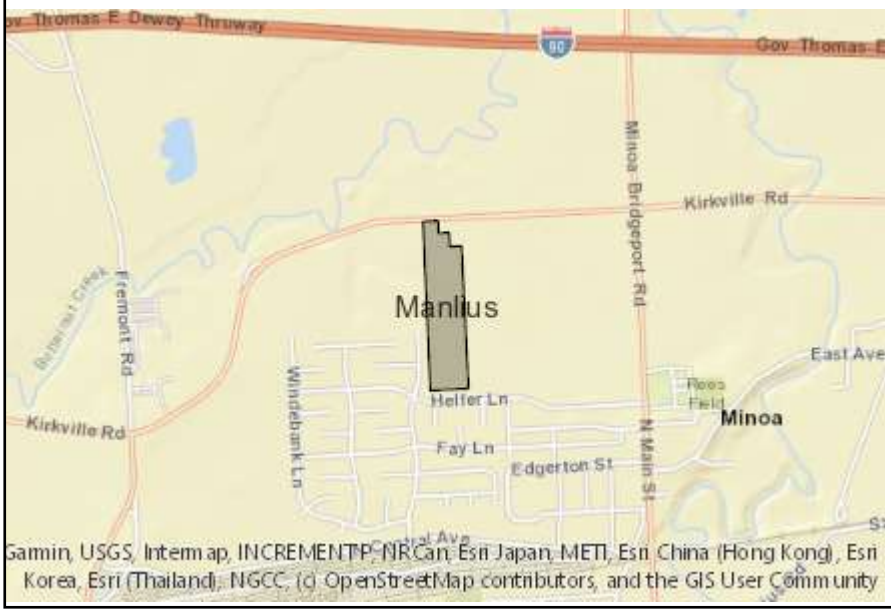
Applicant/Sponsor Name Kelly Sullivan - Bergmann Date December 21, 2020

Signature Kelly Sullivan Title Senior Project Manager

PRINT FORM

EAF Mapper Summary Report

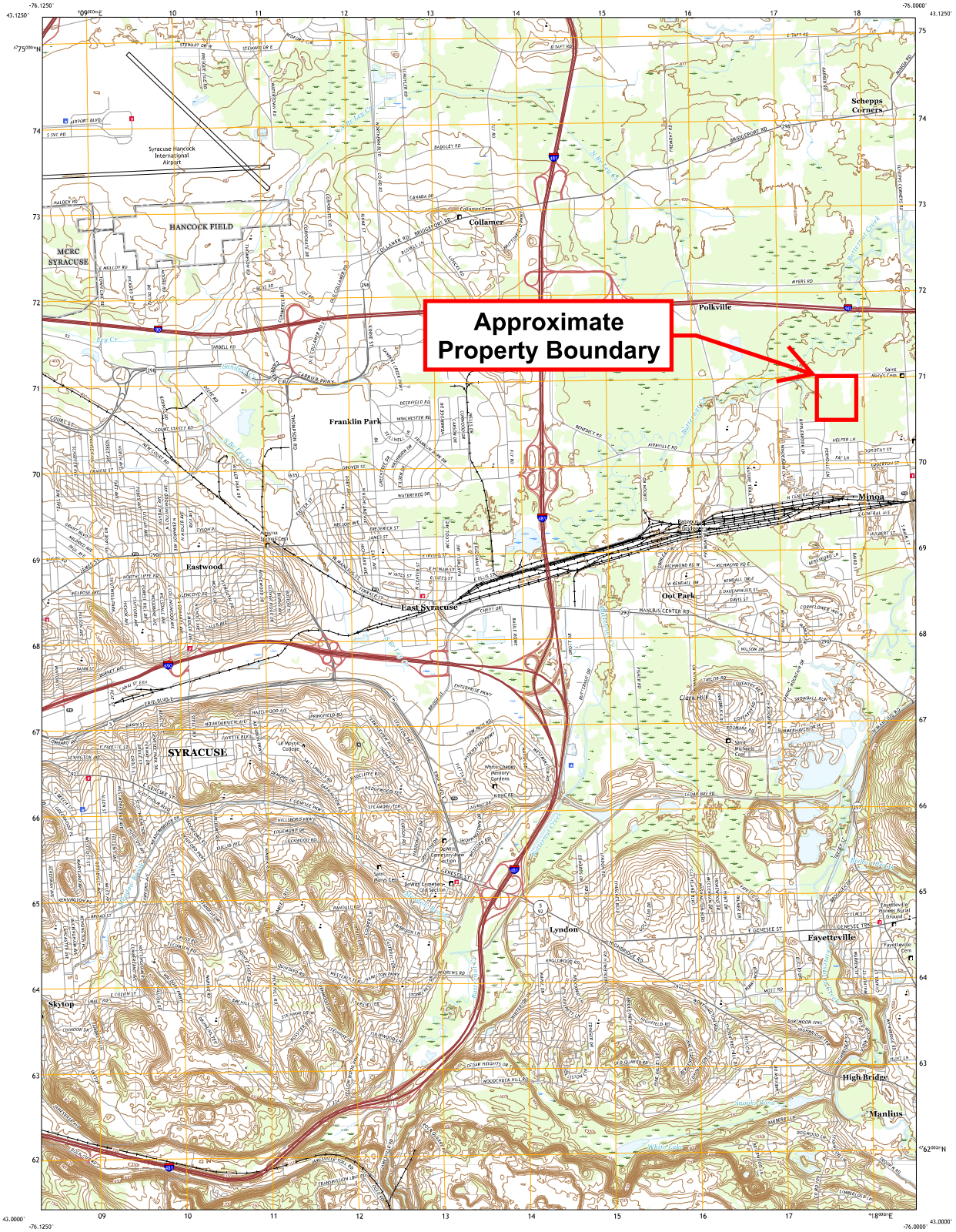
Tuesday, December 15, 2020 2:39 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	E734105
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):1451.0
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SYE-11
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1980 - 2019
Hydrography.....National Hydrography Dataset, 1999 - 2019
Contours.....National Elevation Dataset, 1998 - 2018
Boundaries.....Multiple sources; see metadata file 2017 - 2018

Wetlands.....FWS National Wetlands Inventory 1978 - 2009

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
0.5 0 0.5 1 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Brewerton
2 Cicero
3 Cleveland
4 Syracuse West
5 Manlius
6 South Onondaga
7 Jamesville
8 Oran

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

SYRACUSE EAST, NY
2019

NSN 7643013082304
NGMDB REF NO. 1301824 4 2019

TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 8, 2021

APPROVED

The Town of Manlius Planning Board convened with the members live streaming from their homes and in accordance with the Executive Order of the Governor to assure compliance with the Open meetings Law. Chairperson Joseph Lupia presided, and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, Arnie Poltenson, Richard Rossetti and Valerie Beecher. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: Carson Weinand, Jared Lusk, Dan Bargabus, Steve Calocerinos, Brain Madigan, Robert Switala

The Pledge of Allegiance was recited.

Minutes
The minutes of February 22, 2021 were tabled for further review.

Wildcat Renewables, LLC – 879 Sanchez Street, San Francisco, CA 94114
Decision – Site Plan and Special Use Permit –
Solar Array – 7390 Kirkville Road, East Syracuse, NY 13057
Tax Map # 055.-01-10.1
Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to declare the Town of Manlius Planning Board Lead Agency for SEQR.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment. The EAF was filled out accordingly.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Chairman Lupia reviewed the Special Permit Criteria with the Board. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question and these are the questions the Board must answer:

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion? The Board said yes.
2. Is the community protected from unnecessary noise, lighting and odors? The Board said yes.
3. Does this plan protect the community from inappropriate design and other matters of significance? The Board said yes.

4. Does the plan ensure the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed? The Board said yes.
5. Can any adverse impact be mitigated with compliance with reasonable conditions? The Board said yes.
6. Does the project conform with the Towns Planning objections, for example, do we need any kind of conditions with respect to operations and are there modifications to the development proposal or design guidelines that can attach reasonable conditions to minimize impacts? Member Rossetti asked if putting a timeframe on the project would be applicable. Attorney Sutphen said yes.

Members Rossetti and Poltenson would like to understand why the Board has approved so many Solar projects in the last few years and none of them are being built or have applied for a Building Permit.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to approve the Special Use Permit for a period of seven (7) years to expire March 8, 2028 with the following conditions:

1. The Applicant must Apply for a Building Permit within 1 year.
2. The Applicant must complete the project in 3 years.

Chairman Lupia stated that the Board did hear back from the Onondaga County Planning Board and they have no objection to the Special Permit or Site Plan, but they did however have the following recommendation: The applicant is required to coordinate Kirkville Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to approve the Site Plan.

Kenwood Homes – 7519 Morgan Road, Liverpool, NY 13090
Initial Presentation – Mallards Landing, Phase 2, Section 9 – Muscovy Lane between Widgeon and Aylesbury Path – Amended Site Plan –
Tax Map # 117.-02-01.1

Dan Bargabos and Steve Calocerinos spoke on behalf of the Applicant. Mr. Bargabos stated that he purchased the property from David Stringer last year, all the approvals were in place and the map was ready to be filed. However, Engineer Miller pointed out that one of the lots is an Army Corp Wetland. The project stopped and a permit is being applied for with the Army Corp of Engineers. One lot on the project is a wetland so they are going to lose it. They would like to make up the lost lot by creating another lot, as a result, the size of some of the other lots will be non-conforming. They would like to combine lots 245 and 246 to make one big lot and have the 4 approved lots split into 5

with smaller square footage (32,000 to 36,000) instead of the required 40,000 by Town Code.

Member Rossetti said that this board does not have the authority to grant variances for the small lot coverage issue so they would have to see the Zoning Board of Appeals for variances.

Chairman Lupia's concern is that the "new" lots will be significantly smaller than mandated by Town Code and he is wondering if its fair to the other neighbors with larger lots.

Mr. Bargabos decided to keep the project as previously approved and not go to the Zoning Board of Appeals.

CVE North America, Inc. 109 W. 27th Street, New York, NY 10001
Initial Presentation - Subdivision/Site Plan/Special Use Permit
Solar Array - Duguid Road, Manlius, NY 13104
Tax Map # 099.-01-03

Carson Weinand, Jared Lusk, Lara and Christina Tapia spoke on behalf of the Applicant.

Mr. Weinand told the Board that the company owns the project long term, they do not sell it off like other companies. He stated that there is 1 parcel (240 acres total with a disturbance of less than 79 acres) that will be subdivided into 4 smaller parcels. Total size of the project will be 16 megawatts, 11 megawatts AC.

Members LeRoy and Rossetti and Attorney Sutphen asked why the parcel needs to be subdivided? Mr. Weinand said that due to a maximum system size per parcel, only allowed 5 megawatts AC on a single parcel, pursuant to a New York State energy level, NYSERDA.

Member Kelly asked about the 1-mile radius between solar arrays per Town Code. Mr. Lusk said that it is the same project, its just on 3 parcels. Attorney Sutphen will look into this. The Board is concerned about there being separate lots and the project being so close together.

Member Beecher asked about a timeline for the project, phases? Mr. Weinand said maybe about 4-6 months.

Chairman Lupia asked Engineer Miller if SWPPP materials had been provided and if he had a chance to review them. Town Engineer Miller said that a SWPPP has not been received. Mr. Lusk said the SWPPP was not submitted yet because they wanted feedback on the project first and they are working on it.

Attorney Sutphen stated that there is a threshold matter and that the Board needs to see the SWPPP. The Board tabled the matter until more information is received.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:58 pm.

Respectfully submitted,
Lisa Beeman, Clerk

COVER SHEET

LEASE AGREEMENT

Effective Date	December [19], 2019	
Lease Commencement Date	The Effective Date	
Lessor	Abdulah Alemic	
Lessee	Wildcat Renewables, LLC	
Property address	7390 Kirkville Road, East Syracuse, NY 13057	
Premises	Approximately 27.65 acres, as may be adjusted pursuant to Section 3(c)	
Rent	[redacted]	
Development Period	Twenty Four (24) months after the Effective Date, as may be extended pursuant to Section 5(b)	
Extended Term	Twenty (20) years commencing upon the earlier of (i) the date the System begins commercial operation; or (ii) the expiration of the Development Period, as may be extended by Section 6	
Extension Exercise Notice Deadline[1]		
Addresses for Notices	Lessee: Wildcat Renewables, LLC c/o Renewable Properties, LLC 879 Sanchez Street San Francisco, CA 94114 Attn: Aaron Halimi	Lessor: Abdulah Alemic 6533 N Manlius Road Kirkville, NY 13082

[1] Parties agree to write in once Extension Exercise Notice is delivered.

LEASE AGREEMENT

This Lease Agreement ("***Lease***") is dated as of the Effective Date and is entered into by and between Lessor and Lessee (each a "***Party***" and together, the "***Parties***").

A. The real property owned by Lessor that is the subject of this Lease including access rights and Easements ("***Premises***") and the property on which the Premises is located, if larger, ("***Property***"), is more particularly described in the attached Exhibit A, as may be adjusted pursuant to Section 3(c) below.

B. Lessee desires to obtain the exclusive right to occupy the Premises and to enjoy all the rights necessary for Lessee to occupy, develop, design, engineer, access, construct, monitor, install, own, maintain and operate the System to be located upon, on and within the Premises as well as all the rights necessary or desirable for Lessee to sell the energy generated by such System and any and all other credits, solar renewable energy credits, and any other environmental financial attributes created as a result of such energy generation.

[redacted]

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements herein contained, the receipt and sufficiency of which is acknowledged, and intending to be legally bound hereby, Lessee and Lessor hereby agree to the foregoing recitals and as follows:

1. **Definitions**. Capitalized terms not otherwise defined in this Lease or on the Cover Sheet have the meanings assigned to them in Exhibit C.

2. **Development Period**. During the Development Period, and if applicable, the Extended Term, Lessor shall cooperate with (i) the performance of Tests, (ii) the obtaining by Lessee, at Lessee's expense, of all licenses and Permits or authorizations required for Lessee's use of the Premises from all applicable government and/or regulatory entities (collectively, "***Governmental Approvals***") and (iii) the securing by Lessee at Lessee's expense of all other leases, agreement, licenses and Permits or authorizations that relate to other Property or Premises. Lessor agrees to use reasonable efforts in assisting Lessee to acquire necessary utility service at the Premises. In the event that a utility company requires an easement in connection with Lessee's use of the Premises, Lessor shall grant such necessary easement to the utility company, provided that such easement is in a commercially reasonable and recordable form. In connection with the foregoing, Lessee shall reimburse Lessor for all governmental fees and expenses for the Governmental Approvals within thirty (30) days after written demand therefor.

3. **Leased Premises, Use and Related Rights**.

(a) Lessor hereby leases the Premises to Lessee to occupy, develop, design, engineer, construct, access, monitor, install, own, operate and maintain the System for the generation and distribution of electrical power. Lessor hereby also grants to Lessee and the applicable utility company, at all times on a 24-hours-a-day, 7-days-a-week basis, for any purposes reasonably connected with this Lease for a period co-terminus with the Lease, an easement which is irrevocable during the Lease Term for access, ingress, egress, utilities and related rights to the Premises and/or any surrounding or nearby property owned or leased by Lessor, passage through which is necessary or convenient to install, operate or gain access to the System or the Premises (the "***Easements***"). The Easements are generally depicted on Exhibit A attached hereto and incorporated herein. In the event that Lessee or the utility company desires to make such Easements a public record, Lessor shall execute and have notarized a commercially reasonable recordable document to memorialize the Easement, which Lessee may record in the office where real estate records are customarily filed in the jurisdiction of the Premises.

(b) Lessor hereby grants Lessee an easement measured at angles of three hundred sixty (360) degrees horizontally and three hundred sixty (360) degrees vertically from the boundaries of the Leased Premises as necessary to enjoy the rights granted pursuant to Section 3(c).

(c) Lessor hereby grants Lessee an irrevocable easement for the exclusive right and easement to use, convert, maintain and capture the solar energy resources on, over and across the Premises, and for the free and unobstructed insolation and flow of the solar energy resources on, about, over and across the Premises, together with the exclusive right to (i) develop, use, convert, maintain and capture such solar energy resources, (ii) convert the solar energy resources into electrical energy and (iii) derive and keep all credits and income from these activities (subject to the payment of fees to Lessor, as set forth in this Lease).

[redacted]

(e) Lessor hereby grants Lessee the right to use and occupy the Premises for any lawful use, including without limitation, installing and operating one or more solar photovoltaic electric generating systems, designed to produce electricity and deliver such electricity to the electric interconnection point, and all related appurtenances.

[redacted]

(g) Lessee shall have the right to install utilities, at Lessee's expense, and to improve the present utilities on the Property (including, but not limited to, the installation of emergency power generators).

[redacted]

5. **Term and Termination; Removal**.

(a) The Lease Term shall commence on the Lease Commencement Date and terminate on the Expiration Date, as it may be sooner terminated or extended. Notwithstanding anything to the contrary herein, the Expiration Date shall not occur prior to the expiration of any power purchase, energy sales, utility credit purchase or similar agreement entered into by Lessee to sell the products generated by the System.

(b) The Development Period shall commence on the Effective Date and terminate on the date that is twenty-four (24) months thereafter, provided such period may be extended by Lessee for an additional twelve (12) months upon written extension notice by Lessee to Lessor given within the Development Period (the "***Development Period***").

(c) Notwithstanding anything to the contrary herein, Lessee may terminate this Lease immediately upon thirty (30) days written notice to Lessor without penalty or further liability within the Development Period if: (i) Lessee determines that the System cannot be installed and operated according to the investment criteria of Lessee's debt or equity financing sources and the provisions of the applicable power purchase agreement and interconnection agreement, (ii) if Lessee receives unacceptable Test results, (iii) if Lessee does not obtain, maintain or otherwise forfeits or cancels any necessary license, permit or Governmental

Approval, or (iv) in Lessee's sole and absolute discretion. If Lessee determines that the condition of the title to the Premises could delay, interfere with, impair or prevent Lessee's development, operation or financing of the System, Lessee shall notify Lessor of such condition and Lessor shall remove such condition prior to the expiration of the Development Period. If Lessor is unable to remove such condition within such period, Lessee shall have the option upon written notice to Lessor prior to the end of such period, to extend the Development Period for thirty (30) days to allow for Lessor to remove such condition.

[redacted]

[redacted]

[redacted]

7. **System Construction; Lessor Acknowledgment**. Prior to commencement of construction of the System by Lessee, Lessee shall obtain the necessary Permits. Throughout the Lease Term, Lessee shall have the right to construct, operate, maintain, clean, repair, replace and dispose of part or all of the System as Lessee in its discretion determines to be necessary. Lessor acknowledges and understands that the System shall consist of a solar photovoltaic electric generating system, designed to produce electricity and deliver such electricity to the electric interconnection point, including without limitation all of the following: installation equipment; generation facilities, including inverters, fuses, transformers, wiring and output breakers; facilities necessary to connect to the electric interconnection point; protective and associated equipment; and other improvement reasonably necessary for the construction, operation, monitoring and maintenance of the system. Except as may otherwise be specifically agreed upon by the Parties or as expressly set forth herein, Lessee shall be responsible for all costs of design, permitting, construction, installation, operation, maintenance and removal of the System.

8. **Access to Premises**.

(a) Commencing on the Effective Date and throughout the Lease Term, Lessee shall have the exclusive right to enter upon the Property to perform all effort and labor necessary to carry out tests, inspections, surveys and investigations ("***Tests***"), and design, engineer, construct, install, inspect, test, operate, upgrade, repair and maintain the System on the Premises. Lessor shall provide sufficient space for the temporary storage and staging of tools, materials and equipment and for the parking of construction crew vehicles and temporary construction trailers and facilities reasonably necessary during the furnishing, installation, testing, commissioning, deconstruction, disassembly, decommissioning and removal of the System and access for rigging and material handling, and including a temporary, reasonable area for construction

laydown, as further described on Exhibit B or as reasonably designated by Lessor from time to time. Lessor and its authorized representatives shall at all times have access to and the right to observe the installation of the System, subject to compliance with Lessee's safety rules and Applicable Laws, and subject at all times to the sole and absolute discretion of Lessee's construction manager; provided, however, that Lessor shall not interfere with the installation of the System or enter onto, move, adjust, alter, tamper with or otherwise handle any Lessee equipment or any component of the System.

(b) Lessee and Lessee Parties shall at all times conduct themselves in a professional manner at the Premises and shall observe the reasonable requests of Lessor. Lessee shall use reasonable care in entering and exiting the Premises, and in its storage of equipment and materials at the Premises or Property.

(c) Upon termination of the Lease, Lessee shall, at Lessee's sole cost and expense, promptly remove any and all liens, improvements, personal property, equipment, goods, and other property, and all trash, debris, and other refuse from the Premises that is the result of Tests, and shall have no other rights in and to the Premises or Property.

9. **Statutory and Regulatory Compliance**. Lessee, Lessee Parties, Lessor and the Lessor Parties shall each comply with all applicable provisions of all Applicable Laws of the locality in which the Property is located.

[redacted]

11. **Representation and Warranties of the Parties as to Authorization and Enforceability**

Each Party represents and warrants that the execution and delivery by such Party of, and the performance of its obligations under, this Lease have been duly authorized by all necessary action, do not and will not require any further consent or approval of any other Person, and do not contravene any provision of, or constitute a default under any indenture, mortgage or other material agreement binding on such Party or any valid order of any court, or regulatory agency or other body having authority to which such Party is subject. This Lease constitutes a legal and valid obligation of such Party, enforceable against it in accordance with its terms, except as may be

limited by a Bankruptcy Event, reorganization, insolvency, bank moratorium or laws relating to or affecting creditors' rights generally and general principles of equity where such enforceability is considered in a proceeding in equity or at law.

12. **Representations, Warranties and Covenants of the Lessor**

[redacted]

[redacted]

[redacted]

(e) Hazardous Substances. Lessor represents and warrants that there are no Hazardous Substances present on, in or under the Property or Premises in violation of any Applicable Law.

(f) Condition of Premises. Except as otherwise expressly set forth herein Lessee accepts the Premises "as is" without benefit of any improvements or modifications to be made by Lessor. Lessor represents and warrants to Lessee that there are no site conditions at the Property or Premises which would: (i) materially increase the cost of installing the System at the planned locations on the Premises or would materially increase the cost of maintaining the System at the Premises over the cost that would be typical or customary for solar photovoltaic systems substantially similar to the System; or (ii) adversely affect the ability of the System, as designed, to produce electricity once installed, absent conditions beyond Lessor's reasonable control.

(g) Notice of Damage or Emergency. Lessor shall immediately notify Lessee if Lessor becomes aware, through discovery or receipt of notice: (i) of any damage to or loss of the use of the System; (ii) of any event or circumstance that poses an imminent risk to human health, the environment, the System or the Premises; or (iii) of any interruption or material alteration of the energy supply to or from the Premises or the System.

[redacted]

[redacted]

14. **Hazardous Substances**. Neither Party shall introduce or use any Hazardous Substances on, in or under the Premises or Property in violation of any Applicable Law. If a Party becomes aware of any such Hazardous Substances, it shall promptly notify the other Party of the type and location of such Hazardous Substances in writing. Each Party agrees to indemnify, defend and hold harmless the other Party from and against any and all Environmental Claims including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that such Parties may suffer or incur due to any actions, that relate to or arise from such Party's activities on the Premises, except to the extent directly attributable to the negligent acts or omissions or willful misconduct of the other Party. The indemnifications in this section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. Lessor shall be responsible for, and shall promptly conduct any investigation and remediation as required by any Applicable Law, all spills or other releases of any Hazardous Substance not caused solely by Lessee, that have occurred or which may occur on the Property. Lessor agrees to indemnify, defend and hold Lessee harmless from Environmental Claims resulting from actions on the Property not caused by Lessee. This Section 14 shall survive the termination or expiration of this Lease.

15. **Maintenance**. Throughout the Lease Term, any Extension Term and through the Removal and Restoration Date, Lessee shall have the right: (i) to add to, remove or modify the System or any part thereof, and (ii) to perform (or cause to be performed) all tasks necessary or appropriate, as reasonably determined by Lessee, to carry out the activities set forth in this Lease, including, but not limited to, the right to clean, repair, replace and dispose of all or a part of the System as Lessee in its sole discretion determines to be necessary, without prior notice to or consent of Lessor, and all at the sole cost and expense of Lessee. Lessee, at its expense, may use any and all appropriate means of restricting access to the System and Premises, including without limitation, the construction of a fence.

16. **Insurance**.

(a) Generally. Lessor and Lessee shall each maintain the insurance coverages set forth in Exhibit D in full force and effect throughout the Lease Term either through insurance policies, or self-insured programs reasonably acceptable to the other Party. Each Party, upon request, but not more than twice in any twelve (12) month period, shall furnish current certificates evidencing that the coverage required is being maintained.

(b) Waiver of Subrogation. Each Party hereby waives any right of recovery against the other for injury or loss to personal property due to hazards covered by insurance obtained with respect to the Property or Premises, including the improvements and installations thereon.

(c) System Loss. In the event of any harm to the System that, in the reasonable judgment of Lessee, results in total damage, destruction or loss of the System ("***System Loss***"), Lessee shall, within twenty (20) Business Days following the occurrence of such System Loss, notify Lessor whether Lessee is willing, notwithstanding such System Loss, to repair or replace the System and to continue the Lease. In the event that Lessee notifies Lessor that Lessee is not willing to repair or replace the System, (i) this Lease shall terminate automatically effective upon the date of such System Loss, (ii) Lessee shall be entitled to all proceeds of its insurance policies with respect to the System Loss, and (iii) Lessor shall promptly return to Lessee any prepaid but unearned rent.

17. **Taxes**.

[redacted]

18. **Liability and Indemnity**.

[redacted]

[redacted]

(c) This Section 18 shall survive the termination of this Lease.

[redacted]

22. **Defaults and Remedies**.

[redacted]

[redacted]

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Lease as of the Effective Date set forth on the Cover Sheet.

LESSOR:

ABDULAH ALEMIC

By: A. Alemic
Name: Abdulah Alemic
Title: Lessor

LESSEE:

WILDCAT RENEWABLES, LLC

By: Renewable Properties Holdings, LLC, its sole member

By: Renewable Properties, LLC, its sole member

By:
Name: Aaron Halimi
Title: President

EXHIBIT A
DESCRIPTION OF PROPERTY AND PREMISES

Legal description of the Property and Premises
including a parcel map and/or an abstract of survey, if available.

That real property in Onondaga County, New York, City of East Syracuse, located at 7390 Kirkville Road, totaling approximately +/- 27.65 acres, known as Assessor's Parcel Number 313889 055.-01-10.1, described as follows:

[The Parties agree to insert a legal description at a later date as and when provided by a Nationally Recognized Title Company and approved by the Lessee during the Development Period.]

EXHIBIT B
SYSTEM SPECIFICATIONS AND SITE PLAN

[Insert drawing showing the proposed general arrangement of the System on the Premises]

EXHIBIT C
DEFINITIONS

"***Affiliate***" means, as to any Person, any other Person that, directly or indirectly, is in control of, is controlled by or is under common control with such Person or is a director or officer of such Person or of an Affiliate of such Person.

"***Applicable Law***" means, with respect to any Person, any constitutional provision, law, statute, rule, regulation, ordinance, treaty, order, decree, judgment, decision, certificate, holding, injunction, registration, license, franchise, permit, authorization, guideline, Governmental Approval, Environmental Law, consent or requirement of any Governmental Authority having jurisdiction over such Person or its property, enforceable at law or in equity, including the interpretation and administration thereof by such Governmental Authority.

"***Bankruptcy Event***" means with respect to a Party, that either: such Party has (A) applied for or consented to the appointment of, or the taking of possession by, a receiver, custodian, trustee or liquidator of itself or of all or a substantial part of its property; (B) admitted in writing its inability to pay its debts as such debts become due; (C) made a general assignment for the benefit of its creditors; (D) commenced a voluntary case under any bankruptcy law; (E) filed a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding up, or composition or readjustment of debts; or (F) taken any corporate or other action for the purpose of effecting any of the foregoing; or a proceeding or case has been commenced without the application or consent of such Party in any court of competent jurisdiction seeking (A) its liquidation, reorganization, dissolution or winding-up or the composition or readjustment of debts or, (B) the appointment of a trustee, receiver, custodian, liquidator or the like of such Party under any bankruptcy law, and such proceeding or case has continued undefended, or any order, judgment or decree approving or ordering any of the foregoing shall be entered and continue unstayed and in effect for a period of one hundred eighty (180) days.

"***Business Day***" means any day other than Saturday, Sunday or any other day on which banking institutions in the state where the Property is located are required or authorized by Applicable Law to be closed for business.

"***CRP Contract***" means a Conservation Reserve Program contract affecting the Leased Premises and to which Landowner is a party with the United States Department of Agriculture pursuant to 7 C.F.R. Part 1410, including any amendments or modifications thereto.

"***CRP Program***" means the Conservation Reserve Program or any substantially similar program adopted pursuant to state or federal Law.

"***Environmental Attributes and Incentives***" means any tax credit, renewable energy credit, "REC," emissions, air quality or other environmental attribute, aspect, characteristic, claim, credit, benefit, reduction, offset or allowance, howsoever entitled or designated, directly or indirectly resulting from, attributable to or associated with the generation of energy by a solar renewable energy facility, whether existing as of the date of any Effective Date or thereafter, and whether as a result of any present or future local, state or federal laws or regulations or local, state, national or international voluntary program.

"***Environmental Claims***" means any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability, including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that any Party may suffer or incur due to the existence of any Hazardous Substances on the Property or the migration of any

Hazardous Substance to other properties or the release of any Hazardous Substance into the environment, that relate to or arise from such Party's activities on the Property.

"***Environmental Law***" means and includes, without limitation, any present or future federal, state or local law, whether under common law, statute, rule, regulation or otherwise, requirements under Permits or other authorizations issued with respect thereto, and other orders, decrees, judgments, directive or other requirements of any Governmental Authority relating to or imposing liability or standards of conduct, disclosure or notification with regard to the protection of human health, the environment, ecological conditions, Hazardous Substances or any activity involving Hazardous Substances.

"***Expiration Date***" the date on which the Lease Term as such date may be extended in accordance with the Lease, expires or the date on which this Lease is terminated, whichever is earlier.

"***Financing Party***" means, as applicable (i) any Person (or its agent) from whom Lessee (or an Affiliate of Lessee) leases the System or (ii) any Person (or its agent) who has made or will make a loan to or otherwise provide capital to Lessee (or an Affiliate of Lessee) with respect to the System. Lessee shall give Lessor notice of and the contact information for any such Financing Party within one hundred twenty (120) days after the Commencement Date and shall confirm any change in such contact information upon request of Lessor.

"***Force Majeure Event***" means, when used in connection with the performance of a Party's obligations under this Lease, any events or circumstances beyond the affected Party's reasonable control that arise after the Effective Date, to the extent not caused by the acts or omissions of (and are otherwise unavoidable, or beyond the reasonable control of, and could not have been prevented or overcome by the reasonable efforts and diligence of) such Party and which materially and adversely affects such Party's performance of its obligations under this Agreement. To the extent the foregoing requirements are met, Force Majeure Event may include but is not limited to the following: (i) war, riot, acts of a public enemy or other civil disturbance; (ii) acts of God, including but not limited to, earthquakes, tornados, typhoons, lightning, blizzards, hurricanes and landslides; (iii) acts of, or unreasonably excessive failures to act by, any Governmental Authority including changes in Applicable Law after the Effective Date (other than acts of Governmental Authorities in response to a Party's failure to comply with existing Applicable Laws as required in connection with performance under this Agreement); and (iv) strikes, walkouts, lockouts or similar industrial or labor actions or disputes not caused by, specific to employees of, or the result of an unfair labor practice or other unlawful activity by the asserting Party.

"***Governmental Approval***" means any approval, consent, franchise, permit, certificate, resolution, concession, license, or authorization issued by or on behalf of any applicable Governmental Authority.

"***Governmental Authority***" means any federal, state, regional, county, town, city or municipal government, whether domestic or foreign, or any department, agency, bureau or other administrative, regulatory or judicial body of any such government.

"***Hazardous Substances***" means and includes, without limitation any substance, chemical, material or waste: (i) the presence of which causes a nuisance or trespass of any kind under any applicable Environmental Law; (ii) which is regulated by any Governmental Authority; (iii) is likely to create liability under any Environmental Law because of its toxic, flammable, corrosive, reactive, carcinogenic, mutagenic, infectious, radioactive, or other hazardous property or because of its effect on the environment, natural resources or human health and safety, including but not limited to, flammables and explosives, gasoline, petroleum and petroleum products, asbestos containing materials, polychlorinated biphenyls, lead and lead-based paint, radon, radioactive materials, microbial matter, biological toxins, mylotoxins, mold or mold spores or any hazardous or toxic material, substance or waste which is defined

by those or similar terms or is regulated as such by any Governmental Authority; or (iv) which is designated, classified, or regulated as being a hazardous or toxic substance, material, pollutant, waste (or a similar such designation) under any federal, state or local law, regulation or ordinance, including under any Environmental Law.

"***Lease Term***" means the period that commences on the Lease Commencement Date and expires at 11:59 p.m. on the Expiration Date.

"***Lessee Party***" or "***Lessee Parties***" means, individually or collectively, Lessee, its Affiliates and any of their authorized representatives, agents, employees, managers, contractors, architects and engineers, and each of their respective officers, directors, partners, members, managers, agents, employees, representatives and invitees.

"***Lessor Parties***" means, individually or collectively, Lessor, its Affiliates and any of their authorized representatives, agents, employees, managers and each of their respective officers, directors, partners, members, managers, agents, employees, and representatives.

"***Local Electric Utility***" means the local electric distribution owner and operator providing electric distribution services to Lessee and also providing electric distribution and/or transmission interconnection services to Lessee for Lessee's System.

"***Mortgage***" means security interests, including deeds of trusts, in all or in part of the System.

"***Permits***" means all applications, approvals, authorizations, consents, filings, licenses, orders, permits or similar requirements imposed by any Governmental Authority, which are required in order to develop, construct, operate, maintain, improve, refurbish and retire the System or to schedule and deliver the electric energy produced by the System to the Local Electric Utility, including an authorization to construct or a conditional use permit.

"***Person***" means any individual, corporation, partnership, limited liability company, joint venture, estate, trust, unincorporated association, any other person or entity, and any federal, state, county or municipal government or any bureau, department or agency thereof and any fiduciary acting in such capacity on behalf of any of the foregoing.

"***Removal and Restoration Date***" means the date that is one hundred-eighty (180) days after the Expiration Date.

"***System***" means the solar photovoltaic system to be installed and operated at the Premises, as more particularly described and depicted in Exhibit B attached hereto and incorporated herein, together with all energy storage systems, utility lines, electrical production, transmission and distribution facilities, hardware and materials, including without limitation, overhead and underground transmission, distribution or collector lines, circuit breakers, meters, conduit, footings, cabling, wires, overhead and underground control, communications and radio relay systems, interconnection facilities and/or switching facilities, transformers and current inverters, control boxes and computer monitoring equipment systems, structures, features and improvements necessary to produce electric energy at such facility (excluding power to the Property).

EXHIBIT D
INSURANCE

East Syracuse Minoa Central School District

District Office
407 Fremont Road
East Syracuse, NY 13057
Fax: 315-434-3020
www.esmschools.org

Dr. Donna J. DeSiato
Superintendent

Phone: 315-434-3012
E-mail: ddesiato@esmschools.org

September 29, 2021

Robert M. Petrovich
Onondaga County Office of Economic Development
333 W. Washington Street, Suite 130
Syracuse, New York 13202

Dear Executive Director Petrovich:

I am writing on behalf of the East Syracuse Minoa Central School District. It is our understanding that Renewable Properties, LLC have proposed to construct a small-scale commercial solar energy generating facility that will be located on approximately 7 acres of a 27-acre parcel at 7390 Kirkville Road (APN 313889055.-01-10.1) in the Town of Manlius, NY. The property is currently vacant.

As we understand it, the project will provide electric utility cost savings for Onondaga County residents and businesses. During the construction period, the project will create up to 30 full-time construction related jobs.

It is also the District's understanding that the Company has proposed to enter into a payment in lieu of tax agreement with the Onondaga County IDA under which the Company will pay $4,000/megawatt each year for 20 years. The School District will receive a pro rata share of such payment based on the real property tax burden.

I am writing to advise that the East Syracuse Minoa School District supports the proposed project based on the terms and information provided to the District.

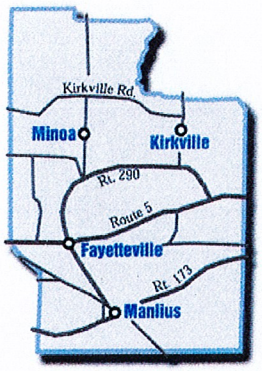
Please contact me if you require any additional information. Thank you for your ongoing efforts to bring economic growth and development to our community.

Sincerely,

Dr. Donna DeSiato
Superintendent of Schools

Town of Manlius

Allison A. Weber, Town Clerk



October 13th, 2021

Nancy Lowery
Onondaga County Office of Economic Development
333 W. Washington Street, Suite 130
Syracuse, NY 13202

Dear Mrs. Lowery,

The Manlius Town Board would like to voice their support for the Renewable Properties, LLC Kirkville Road Solar Project located at 7390 Kirkville Road in the Town of Manlius. The Board supports the $4,000/MW PILOT and looks forward to the completion of the project.

Sincerely,

Edmond J. Theobald
Town Supervisor

Edmond J. Theobald, Supervisor

Town Board - Karen Green, Sara Bollinger, Elaine Denton, John Deer, Heather Waters, Katelyn M. Kriesel

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-3521 • Fax: (315) 637-0713
www.townofmanlius.org