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 DRAFT**
**April 13, 2021**

**8:00 AM Call to Order the Regular Meeting of the Agency**

A. Approval of Minutes-March 9, 2021
B. Treasurer's Report
C. Payment of Bills
D. Conflict of Interest

**Action Items**

1. **Brolex Plank Road LLC (3101-21-03A) Second Meeting**
   **Brolex Plank Road, LLC is proposing to construct two 24-unit apartment buildings in the Town of Clay. The applicant is requesting exemptions from certain sales and use 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 the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, and mortgage recording taxes.

   **Representative:** Brandon Jacobson, Managing Member & Jason Mehl, Project Manager, Brolex Plank Road

2. **UR-Ban Villages PFA, LLC (3101-21-07A) Initial Meeting**
   **UR-Ban Villages PFA, LLC is proposing to develop 88 residential units at 100 Buckley Road, the former Will & Baumer candle factory site in the Town of Salina. 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 a public hearing.

   **Representative:** Vittorio Pascarella, Member, UR-Ban Villages, PFA

3. **Camillus Mills Redevelopment Company, Inc. / Camillus Mills Phase II, LLC (3101-21-08A) Initial Meeting**
   **Camillus Mills Redevelopment Company, Inc. and Camillus Mills Phase II, LLC are proposing the redevelopment of the Camillus Cutlery Company site in the Village of Camillus. The project consists of approximately 60,500 sq. ft. of occupied multi-use space and associated parking. The applicants are requesting exemptions from certain sales and use taxes, and mortgage recording tax.**

   **Agency Action Requested:**
   a. A resolution of the Board to authorize a public hearing.

   **Representative:** Douglas Sutherland, Managing Member, Camillus Mills II, LLC

4. **Legal Advice Session**

5. **Purchase Contract Execution**
   **Authorization to enter into two purchase contracts for property.**

   **Agency Action Requested:**
   a. A Resolution of the Board to authorize adoption of SEQRA determination.
   b. A Resolution of the Board authorizing the Executive Director to enter into two purchase contracts and any related documents with respect to two parcels of property.

   **Representative**: Robert Petrovich, Executive Director, OCIDA

6. **Hold for /April 29 Special Meeting to review and discuss supplemental draft EIS and set public comment and hearing schedule.**

7. **C2 NY Sentinel Heights Solar, LLC (3101-21-05A) Initial Meeting**
   **C2 NY Sentinel Heights Solar, LLC is proposing the construction of 3.375 megawatt solar project in the Town of Lafayette. The applicant is requesting exemption from certain sales and use taxes, real property taxes, and real estate transfer taxes.**

   **Agency Action Requested:**
   a. A Resolution of the Board to authorize a public hearing.

   **Representative:** Elie Schechter, Consultant, C2 Energy Capital, LLC

8. **Taft Road Solar, LLC / SLH II, LLC (3101-21-09B) Initial Meeting**
   **Taft Road Solar, LLC and SLH II, LLC are proposing to construct a 3.7 megawatt solar project in the Town of Manlius. The applicants are requesting exemptions from certain sales and use taxes, real property taxes, and real estate transfer taxes.**

   **Agency Action Requested:**
   **a.** A resolution of the Board to authorize a public hearing.

   **Representative:** Andrew Day, Member, Source Renewables, LLC

9. **Abundant Solar Power (E1) LLC (3101-20-13B)**
   **Abundant Solar Power (E1) LLC is requesting the board to consent to a sale of its membership interests.**

   **Agency Action Requested:**
   a. A Resolution authorizing the sale of the membership interest of a project applicant.

   **Representative**: Melissa Clark, VP Business Development, Abundant Solar Energy, Inc.

10. **OYA Church Road A LLC (3101-20-04A)**
    **OYA Church Road A LLC is requesting the board to consent to a sale of its membership interests.**

    **Agency Action Requested:**
    a. A Resolution authorizing the sale of the membership interest of a project applicant.

    **Representative**: Glenn MacKay, Project Manager, OYA Solar, LLC

11. **New York, Susquehanna and Western Railway Corporation**
    **The NYS&W is requesting support to pursue possible funding sources for improvements to the bridge that passes over West Onondaga Street in the City of Syracuse and related structures.**

    **Agency Action Requested:**
    a. A Resolution in support of the New York, Susquehanna and Western Railway Corporation seeking funding sources for improvements to the bridge that passes over West Onondaga Street in the City of Syracuse and related structures.

    **Representative**: Robert Petrovich, Executive Director, OCIDA

Adjourn

# SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Regular Meeting Minutes
March 9, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, March 9, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:18 am with the following:

PRESENT:
Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Kevin Ryan
Fanny Villarreal

ABSENT:
Susan Stanczyk

ALSO PRESENT:
Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Economic Development
Jeff Davis, Barclay Damon Law Firm
Kevin McAuliffe, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Victor Ianno, Board Member
Steve Morgan, Board Member
Kevin Ryan, Board Member
Fanny Villarreal, Board Member
Mike Lisson, Grossman St Amour PLLC
Joseph Markert, DL Manufacturing
Glenn MacKay, OYA Solar, LLC
John Switzer, SSC Lysander
Brandon Jackson, Brolex Plank Road, LLC
Jason Mehl, Brolex Plank Road, LLC
Charles Breuer, Hueber-Breuer

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19 at the start of the Audit Committee Meeting.)

APPROVAL OF REGULAR MEETING MINUTES – JANUARY 20, 2021 & FEBRUARY 9, 2021

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of January 20, 2021and February 9, 2021meeting. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #453.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #453 for $52,497.14, PILOT payments to the Town of Cicero for $5,849.00, Town of DeWitt for $98,517.80, North Syracuse Central School District for $36,338.00, East Syracuse Minoa Central School District for $500,317.71 and Onondaga County for $110,913.71 and COVID-19 Grant Payments totaling $40,284.46. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was emailed to Board Members present to sign off.

AUDIT FROM GROSSMAN ST. AMOUR

Patrick Hogan stated the Audit presentation was made at the Audit Committee meeting.

Victor Ianno stated he was impressed with the professionalism and the ease with which the document were able to be read and understood.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution approving the 2020 Audit of the Agency. Motion was carried.

DL MANUFACTURING, INC./METZ PROPERTIES LLC (3101-21-04A) INITIAL MEETING.

Joseph Markert stated DL Manufacturing manufactures loading dock equipment and they sell to 500 companies. He stated they are currently leasing 11,000 square feet from Eagle Comtronics who also builds products for DL Manufacturing. He stated they lease a truck and run 3 loads a day with supplies. He stated they are looking at a 17,000 square foot expansion onto the building. He stated it will be warehousing but they are also expanding their manufacturing capabilities and streamlining the process.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing a public hearing for the DL Manufacturing, Inc./Metz Properties LLC project. Motion was carried.

OYA CAMILLUS A LLC (3101-20-16C)

Nancy Lowery stated the total project cost was blank and that was added to complete the application but no substantial changes. She stated the CBA has not changed. Glenn Mackay stated the amount of job creation was modified to zero jobs. He stated no total cost to the project has changed and no features of the layout has changed.

Nancy Lowery stated public hearings for OYA Camillus A and B were held and there were no comments received for the project.

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

Upon a motion by Victor Ianno, seconded by Steve Morgan, 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 and real estate transfer taxes for the OYA Camillus A LLC project. Motion was carried.

OYA CAMILLUS B LLC (3101-20-17D)

Patrick Hogan asked why the projects need to be divided. Glenn Mackay stated as part of the New York Sun Renewable Energy program called Community Solar, the state has capped the size of the project to 5 megawatts. He stated they have the availability of land to make essentially 10 megawatts but they divided it in two. He stated that makes it so the utility company can control the generating facilities easier.

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

Upon a motion by Janice Herzog, seconded by Victor Ianno, 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 and real estate transfer taxes for the OYA Camillus B LLC project. Motion was carried.

SSC LYSANDER, LLC (3101-2-21A) MEETING TO MODIFY

John Switzer stated they are requesting to change control to Goldman Sachs Renewable Power. He stated they have transacted with Goldman Sachs on 9 solar projects in Upstate NY. He stated Goldman has about 800 solar projects in 27 states which is about 2.3 gigawatts. He stated he believes they have a couple trillion under management. He stated they are requesting the Board to transfer controlling interest. He stated it is an approved PILOT so essentially requesting to change control for this approved PILOT Agreement to Goldman Sachs when it closes.

Amanda Fitzgerald stated the Board has done similar things like this before and is similar to what was allowed for Abundant Solar. She stated the actual company that the Agency provided benefits to has not changed but the ownership interest has changed. She stated it is one step removed of which company is receiving the benefit. She stated it is still a proper practice for

SSC to have brought this to the Board for approval because it is ultimately impacting who is receiving the benefits.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution consenting to the sale of a controlling interest in SSC Lysander LLC to GSRP Development Company X LLC. Motion was carried.

Janice Herzog recused herself from Brolex Plank Road LLC and The Trey Jay at Loso, LLC projects due to a conflict of interest and she left the meeting.

BROLEX PLANK ROAD LLC (3101-21-03A) INITIAL MEETING

Brandon Jacobson stated they recently purchased property on South Main Street in North Syracuse and they are looking to put in 48 units. He stated there is a major housing crisis in our County so they thought this would be a great place to put this project. He stated it is one of the last remaining parcels with a couple acres left in the village. He stated there is housing surrounding it, has all the amenities the village offers and they think it would a great addition to the community.

Patrick Hogan asked if this is an over 55 facility. Brandon Jacobson stated yes and will have elevators to make it easier for tenants to get to the 2nd or 3rd floor if they wanted to live there. He stated that 55 is their target market but they are not limiting who wants to live there.

Patrick Hogan stated that walkability is big thing for that age group.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing a public hearing for the Brolex Plank Road LLC project. Motion was carried.

TREY JAY AT LOSO, LLC (3101-2-6A) INITIAL MEETING

Charlie Breuer stated the project is located at 6477 Lake Shore Road. He stated they are proposing 13 total buildings with access off of Lake Shore Road as well as a secondary access

off Beach Road. He stated the project will consist of 12, 3-story buildings creating 248 residential units. He stated it will be a mix of 1 and 2 bedroom units with rent being from $1,000 to $1,800 per month. He stated the 13th building will be a club house and will include a fitness center, community room, a marina and property management offices. He stated the project will retain the 75 spot full service marina. He stated there will be approximately 1,100 feet of shore line on Oneida Lake. He stated they have been working on this project for over 3 years with site plan approval taking place in 2018. He stated they had some title issues but are now behind them and were able to close on the property earlier this year. He stated they believe it will be a tremendous benefit to our community. He stated Loso provided a housing community of Cicero residents who downsized to remain and contribute to the town. He stated they also create an opportunity for those who want to live on water front property but could not afford it due to an increase in lakefront residential prices.

Victor Ianno stated we are spending a lot of money trying to acquire and update White Pine and when you think about something to attract people and a company, having something like this on the lake probably 5-7 miles from White Pine would be a big selling point for a prospective new manufacturer or whoever goes there. He stated he thinks it is an excellent project.

Patrick Hogan asked if the marina was preexisting. Charlie Breuer stated yes. He stated a small portion of the 25 acres has been utilized as a marina. He stated a majority of the property is like a park. He stated there is room for about 75 boats in the marina which has been operated over the past year.

Patrick Hogan asked if there are plans to improve the marina. Charlie Breuer stated there are plans to improve the marina but the plans have not been submitted yet.

Patrick Hogan asked if the project has been through the Planning and Zoning Board. Charlie Breuer stated the site plan was approved in 2018.

Patrick Hogan asked about the traffic egress and asked if that has been dealt with. Charlie Breuer stated yes and a traffic study was provided which showed minimal impact. He stated it was acceptable to the Planning Board.

Patrick Hogan asked if there was a study done regarding the desire for this type of apartment building. Charlie Breuer stated yes and with the vacancy rate in the north part of Onondaga County, they feel there is a need and going to be more of a need with all the good things the County has been luring to the area.

Patrick Hogan asked if the price range is $1,000 to $1,800. Charlie Breuer stated that is the range. He stated the average would be $1,300 to $1,400 consistent with some of the rents in the newer apartment buildings in the area.

Patrick Hogan read a letter from Tim Burtis, Onondaga County Legislator-3rd District, in support of the Trey Jay Loso project.

Patrick Hogan stated as a member of the City Council he has voted on housing before and certainly as a member of OCIDA. He stated this is not in a distressed area and it is in a community that already exists so he has no problem with the sales and use tax, the transfer or the mortgage recording taxes but he is going to think about the real property. He asked if they are asking for a 10 year PILOT agreement. Charlie Breuer stated yes. Patrick Hogan stated he would like to hear from local officials because that will directly affect the tax base and the revenue in that area.

Steve Morgan stated he thinks it is a great project. Patrick Hogan stated he thinks it is a great project but he may have an issue with the PILOT Agreement.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing a public hearing for the Trey Jay at Loso, LLC project. Motion was carried.

Janice Herzog returned to the meeting.

ULTRA DAIRY, LLC EASEMENT CONSENT

Robert Petrovich stated Ultra Dairy has done several projects and we are in lease leaseback arrangements on some of them. He stated WEP is doing sewer improvements there and this is

consent to grant an easement so that access can be achieved for sewer improvements. He stated this action is to provide the Board's authorization for Robert Petrovich to execute that easement.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the execution of an easement for the Ultra Dairy, LLC project. Motion was carried.

ROTH STEEL UPDATE

Robert Petrovich stated we have tried a number of different approaches regarding redevelopment of the Roth Steel site. He stated as we start to take a dive into the issues related to the contamination principally governing the redevelopment, it always gets to a certain point and the development projects pivot away because of the financial risk and uncertainty with contamination and ultimately the cost associated on how to clean it up. He stated we are now looking at pursuing a strategy to embark on cleaning up the Roth Steel site via the IDA and once we obtain a certificate of completion from the DEC we would be in a position to solicit proposals for redevelopment for a site that would be unencumbered by the stigma and the real issues of contamination as they exist out there. He stated the site is contaminated with PCBs and principally our remediation will be removal of the PCB and the contaminated soil and placement of clean fill on top of that. He stated staff has been working with JMT as the consultants on this effort and the overall schedule is to achieve an outcome that a year from now and hopefully by the end of quarter 1 of 2022 we have remediated the site and have a certificate of completion. He stated we would then be in a position in the spring construction season of 2022 to move forward with a redevelopment. He stated we are going to work concurrently on remediation and redevelopment and be in a position to solicit redevelopment proposals for the site. He stated there is discussion about turning the site into athletic fields as a possible end use. He stated it has a little bit of a journey but we are working diligently to try to bring it to a conclusion and ultimately having something on the site besides the remnants of an old scrap yard.

Patrick Hogan asked if staff will be working with allies at state government regarding the possible grants funding. Robert Petrovich stated staff will be doing that as well as with federal partners.

Victor Ianno asked if the property is listed with any of the site locators. Robert Petrovich stated not with specific individuals. He stated we do have a LoopNet account and the site is out there and known. He stated in the past staff has been aggressive in trying to market it for redevelopment but the problem is once we get to a certain point, with the financial uncertainty everyone goes to a different location or doesn't pursue the project. He stated we are hamstrung because of the contamination on the property.

Victor Ianno asked if it would make any sense if it was listed with the caption of the Agency will partner if a company sees an interest in the property's raw state. Robert Petrovich stated it is a strategy that was tried without success so he thinks we need to take a different approach because otherwise we are just going to be repeating the same thing.

Kevin Ryan asked if staff is going to be soliciting proposals to engage in the remediation of the site. Robert Petrovich stated staff worked with a firm prior to his time as executive director that provided services related to demolition and some removal at the site. Nate Stevens stated in 2018 a firm demolished the buildings and removed barrels from around the site but there are still the building slabs and contamination in the ground and on the property.

Robert Petrovich stated that in reviewing with counsel, counsel felt that the RFP and the contract was stale enough that we should reissue an RFP for just the removal of contamination from the property which is going to happen once a remedial design is completed, probably sometime in the summer.

Kevin Ryan asked before starting the process of asking for the proposals does staff have in mind a ball park as to how much we anticipate this is going to set us back to engage in this work. Robert Petrovich stated the cost is in the range of around $800,000-$900,000, potentially up to $1,000,000, to remediate the site.

Kevin Ryan stated Roth Steel has been on our books for a long time and we always knew there were environmental issues. He stated it is not surprising the issues brought to the table today and not being able to sell it. He stated anything we can do to move on from this project would be great and he is in full support of what the Board wants to do. He stated we just need to find a way to clean this up. He stated it is a great piece of property sitting right on the lake and if we can make it viable and productive again that would be an excellent end use for this process.

Patrick Hogan stated that property was going to be another junk yard before OCIDA negotiated for the property. He stated by the positive action by, at that time, the Chair of the County Legislature, now the County Executive, that we ended up obtaining the property and preserving it. He stated it will be an asset to the community at large.

Robert Petrovich agreed and stated other investments made in and around the Roth site are impressive. He stated to the extent the Agency can over the next 12-14 months get this property back online with a higher and better use, it is going to enhance all the other activities that have been occurring in and around the Roth site on the micro level and on macro level such as the bridge construction, the Loop the Lake Trail and completion of those projects as well.

Kevin Ryan stated it was the right thing to do at the time stopping it from becoming another junk yard and it is the right thing to do now to move it out and make it usable again.

EXECUTIVE SESSION/LEGAL ADVICE

Jeff Davis stated he would like to make a recommendation for a motion to enter into executive session pursuant to Public Officer's Law Section 105H to discuss a proposed acquisition of 4 parcels public discussion of which would substantially affect the value of that land.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board went into executive session at 8:59 am. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned executive session and entered regular session at 9:29 am. Motion was carried.

(Steve Morgan and Fanny Villarreal left the meeting.)

PURCHASE CONTRACT EXECUTION

Jeff Davis stated there are two motions before the Board and the first is a SEQR resolution. He stated he will read pertinent parts from it. He stated there are four SEQR resolutions before the

Board and the Board will do one vote for all four. He stated they are nearly identical resolutions and the only change being the address for the properties. He stated the Agency is desiring to purchase property from sellers pursuant to the terms of the purchase and sale. He stated pursuant to SEQR the Agency is required to make a determination with respect to environmental impacts on any Type I or unlisted action. He stated a short EAF has been prepared by the Agency to aid in the determination with regard to the acquisition to the property and whether that acquisition may have a significant effect upon the environment. He stated this action is limited just to the acquisition of the land and the property by the Agency. He stated the Agency does not have a project before it concerning the use of the property. He stated the Agency has no current or proposed plans to develop the property. He stated the Agency currently has no project before it. He stated consideration of potential impact associated with future development would be purely speculative. He stated should the property be made available for future development at that time and in the future when a project is known, it would undergo a complete and thorough environmental review pursuant to SEQR. He stated based on the examination of the EAF the acquisition of the four properties in front of the Broad, each one of the acquisitions, is an unlisted action under SEQR. He stated each one of the acquisitions does not direct any subsequent development or commit the Agency to any future actions. He stated any potential future development were to occur would be dependent on environmental conditions or other factors that are currently unknown to the Agency. He stated in the Agency's review of the acquisition, our review is no less protective of the environment since any future potential future development of the property would undergo a thorough environmental review pursuant to SEQR at that time. He stated according the Agency acting as lead agency is hereby determining that the acquisition of the lands will have a significant effect on the environment and the Agency will not require the preparation of environmental impact statements with respect to the project. He stated as a consequence to the foregoing the Agency has prepared a negative declaration with respect to the project, that project being the acquisition of each one of the four parcels. He stated there are four separate negative declaration resolutions in front of the Board. He stated he thinks it is appropriate to take a resolution authorizing agency counsel and the Executive Director to execute and work through the appropriate distribution of a negative declaration for the acquisition of each one of these four parcels.

Patrick Hogan asked if there will be one resolution. Jeff Davis stated the first resolution is the SEQRA resolution and would be one vote by the Board to issue a negative declaration for the acquisition of each one of the four parcels.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution issuing a negative declaration for each of the four proposed land acquisition resolutions. Motion was carried.

Jeff Davis stated the second resolution is a resolution authorizing the Executive Director to enter into the four purchase and sale contracts and any related documents with respect to the four parcels that the Agency intends to acquire.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to enter into the four purchase and sale contracts and any related documents with respect to four parcels of property. Motion was carried.

Patrick Hogan added the Payment of Bills included the grant reimbursements for the local businesses.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board adjourned the meeting at 9:35 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

March 31, 2021

| Revenue / Expense / Income | Current Period | Current YTD | 2021 Budget Amount | Current YTD Change to Budget |
|---|---|---|---|---|
| Operating Revenue | 98,000 | 174,732 | 1,646,000 | (1,471,268) |
| Administrative Expense | 43,326 | 99,128 | 1,008,000 | (908,872) |
| Operating/Program Exp. | 72,675 | 92,919 | 638,000 | (545,081) |
| Net Ordinary Income | (18,002) | (17,315) | - | (17,315) |

| Current Assets | Current YTD | Prior YTD |
|---|---|---|
| Total Cash | 4,421,117 | 2,825,604 |
| Less Pass Through Received | 32,766 | 25,750 |
| Available Cash | 4,388,352 | 2,799,854 |
| Receivables (less pass through rec.) | 281,020 | 1,845,914 |
| Grant Reimbursements | - | 268,733 |
| Total | 4,669,372 | 4,914,501 |

| Reserve for Contracts | |
|---|---|
| County Operations 2021 | 908,872 |
| 333 W. Washington St 2021 Rent | 65,000 |
| OBG WPCP CO #4 Additional Studies | 442,248 |
| JMT 800 Hiawatha Engineering | 12,806 |
| Barclay Damon WPCP Options | 100,000 |
| Total | 1,528,927 |

| Receivables | |
|---|---|
| 0-120 days | 58,996 |
| | |
| > 120 days | 222,024 |
| | |
| Total | 281,020 |

# Onondaga County Industrial Development Agency

## Profit and Loss

March 2021

| | TOTAL |
|---|---|
| Income | |
| 500 Operating Revenue | |
| 2116 Fees | |
| 2116.1 Agency Fees | 95,415.00 |
| 2116.2 Application Fees | 1,000.00 |
| **Total 2116 Fees** | **96,415.00** |
| 2410 Lease Income | 1,500.00 |
| **Total 500 Operating Revenue** | **97,915.00** |
| 501 Non-Operating Revenue | |
| 2401 Interest Income | 84.51 |
| **Total 501 Non-Operating Revenue** | **84.51** |
| 534 Pilot & Pass Thru Revenue | |
| 529 PILOT Income | 44,792.85 |
| **Total 534 Pilot & Pass Thru Revenue** | **44,792.85** |
| **Total Income** | **$142,792.36** |
| GROSS PROFIT | **$142,792.36** |
| Expenses | |
| 6400 Operating Expense | |
| 6407 Administrative Expense | 43,326.26 |
| 6408 Meeting Expenses | 75.94 |
| 6410 Office Expense | 321.54 |
| 6412 Other Operating Expense | |
| 6412.1 COVID-19 Grants | 40,284.46 |
| **Total 6412 Other Operating Expense** | **40,284.46** |
| **Total 6400 Operating Expense** | **84,008.20** |
| 6440 Legal Fees | |
| 6450 Barclay Damon | |
| 6460 IDA General Legal | 4,126.76 |
| 6480 Roth Legal | 525.00 |
| **Total 6450 Barclay Damon** | **4,651.76** |
| **Total 6440 Legal Fees** | **4,651.76** |
| 6500 Agency Program Expenses | |
| 6510 White Pine Commerce Park | |
| 6511 WPCP Closing Costs | 27,341.07 |
| **Total 6510 White Pine Commerce Park** | **27,341.07** |
| **Total 6500 Agency Program Expenses** | **27,341.07** |
| 6600 Non-Operating Expenses | |
| 6605 Pilot & Pass Thru Expenses | |
| 6605.2 PILOT Expense | 44,792.84 |
| **Total 6605 Pilot & Pass Thru Expenses** | **44,792.84** |
| **Total 6600 Non-Operating Expenses** | **44,792.84** |
| **Total Expenses** | **$160,793.87** |
| NET OPERATING INCOME | **$ -18,001.51** |
| NET INCOME | **$ -18,001.51** |

# Onondaga County Industrial Development Agency

## Balance Sheet

As of March 31, 2021

| | TOTAL |
|---|---|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 200 Cash | 0.00 |
| 200.1 Cash - M & T Checking | 3,539,681.92 |
| 200.2 Cash - M & T Money Maker Savings | 890,343.22 |
| 200.4 Destiny USA Restricted Cash | -8,957.82 |
| 210 Petty Cash | 50.00 |
| **Total 200 Cash** | **4,421,117.32** |
| **Total Bank Accounts** | **$4,421,117.32** |
| Accounts Receivable | |
| 380 Accounts Rec. | |
| 380.6 A/R Fees, Lease & PILOT | 71,024.04 |
| **Total 380 Accounts Rec.** | **71,024.04** |
| **Total Accounts Receivable** | **$71,024.04** |
| Other Current Assets | |
| 391 Long Tern Receivable | 222,024.00 |
| **Total Other Current Assets** | **$222,024.00** |
| **Total Current Assets** | **$4,714,165.36** |

# Onondaga County Industrial Development Agency

## Balance Sheet

As of March 31, 2021

| | TOTAL |
|---|---|
| Fixed Assets | |
| 100 Land | |
| 101 White Pines Commerce Park | 2,070,401.50 |
| 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** | **3,877,146.03** |
| 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** | **5,133,491.53** |
| 104 Machinery & Equipment | |
| 104.1 Office Furniture | 1,429.00 |
| 104.2 Equipment | 1,432.40 |
| **Total 104 Machinery & Equipment** | **2,861.40** |
| 211 A/D Office Furniture | -2,862.00 |
| 213 A/D Buildings | -81,335.00 |
| **Total Fixed Assets** | **$5,052,155.93** |
| Other Assets | |
| 240 Blue Sky Redevelopment | 1,641.76 |
| **Total Other Assets** | **$1,641.76** |
| **TOTAL ASSETS** | **$9,767,963.05** |

# Onondaga County Industrial Development Agency

## Balance Sheet

As of March 31, 2021

| | TOTAL |
|---|---|
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| 600 Accounts Payable | 0.00 |
| 600.1 Due to Related Party - OED | 99,127.77 |
| 600.205 Exp Pay Prev Period | 87,138.76 |
| 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** | **211,858.87** |
| 601 PILOT and Pass Thru Payable | |
| 603 PILOT Pass Thru | 12,028.04 |
| 604 Other Pass Thrus | 74,063.70 |
| **Total 601 PILOT and Pass Thru Payable** | **86,091.74** |
| 631 Due to Other Governments | |
| 631.3 Schools | |
| 631.305 Baldwinsville | 1.00 |
| 631.356 Syracuse | 14,547.88 |
| **Total 631.3 Schools** | **14,548.88** |
| 631.4 Onondaga County | 9,723.26 |
| 631.5 City of Syracuse | 8,493.64 |
| **Total 631 Due to Other Governments** | **32,765.78** |
| **Total Other Current Liabilities** | **$330,716.39** |
| **Total Current Liabilities** | **$330,716.39** |
| **Total Liabilities** | **$330,716.39** |
| Equity | |
| 3900 Equity Unreserved | 6,735,894.07 |
| 3901 Equity-Investment Fixed Assets | 2,345,838.63 |
| 463 Reserve For Contracts | 1,528,926.50 |
| 465 Equity - Unreserved | -1,156,097.50 |
| Net Income | -17,315.04 |
| **Total Equity** | **$9,437,246.66** |
| **TOTAL LIABILITIES AND EQUITY** | **$9,767,963.05** |

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**
**PAYMENT OF BILL - SCHEDULE #454**
**April 13, 2021**

## GENERAL EXPENSES

| | | | |
|---|---|---|---|
| 1. | BARCLAY DAMON LLP*<br>Land Purchase | $ | 56,665.35 |
| 2. | BARCLAY DAMON LLP**<br>Land Purchase | $ | 520,675.72 |
| 3. | RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.<br>Inv#1940004192, WPCP Engineering thru 1-31-21 | $ | 23,300.50 |
| 4. | BARCLAY DAMON LLP<br>Inv#5102168, 5103810, 5109067 & 5113981 WPCP Legal thru 2-28-21 | $ | 126,688.20 |
| 5. | BOND, SCHOENECK & KING, PLLC<br>Inv#19860734 & 19858378 BlueRock legal thru 2-28-21 | $ | 3,450.75 |
| 6. | PARK STRATEGIES, LLC<br>Inv#16583991, 16584149 & 16584221 1st Quarter 2021 Consulting Services | $ | 7,500.00 |
| 7. | JMT OF NEW YORK, INC.<br>Inv#24-102595, Roth Brownfield Cleanup thru 1-31-21 | $ | 990.00 |
| 8. | ADVANCE MEDIA NEW YORK<br>Public Hearing Notices OYA Camillus A & B | $ | 196.00 |
| 9. | BARCLAY DAMON LLP<br>Inv#5114129 Roth Brownfield thru 2-28-21 | $ | 693.75 |
| 10. | ONONDAGA CIVIC DEVELOPMENT CORP.<br>1st Quarter 2021 Rent & Office Machine Payment | $ | 15,804.09 |
| 11. | SYRACUSE DESIGN GROUP, LLC<br>2021 Web Site Hosting | $ | 360.00 |

| | | |
|---|---|---|
| 12. FEDEX | | $ 44.02 |
| Inv#7-306-89522 & 7-313-00147 Shipping | | |
| | **TOTAL** | **$ 756,368.38** |

*Ratification of Check dated March 24, 2021
**Ratification of Check dated March 30, 2021

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**
**PAYMENT OF BILL - SCHEDULE #454**
**April 13, 2021**

## PILOT Payments

| | | | |
|---|---|---|---|
| 1. | CITY OF SYRACUSE | $ | 8,493.64 |
| | 1st Quarter 2021 COR IH Master PILOT Payment | | |
| 2. | SYRACUSE CSD | $ | 14,547.90 |
| | 1st Quarter 2021 COR IH Master PILOT Payment | | |
| 3. | ONONDAGA COUNTY | $ | 9,723.26 |
| | 1st Quarter 2021 COR IH Master PILOT Payment | | |
| | **TOTAL** | **$** | **32,764.80** |

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**
**RESERVE FOR CONTRACTS**
**3/31/2021**

| DESCRIPTION | CONTRACT TERM | TOTAL CONTRACT | PORTION PAID | BALANCE OUTSTANDING |
|---|---|---|---|---|
| ONONDAGA COUNTY OED 2021 | 1-1-21-12-31-21 | $1,008,000.00 | $99,127.77 | $908,872.23 |
| 333 W. WASHINGTON ST 2021 RENT | 1-1-21-12-31-21 | $65,000.00 | $0.00 | $65,000.00 |
| OBG WPCP CO #4 ADDITIONAL STUDIES | 11-30-18-12-31-21 | $800,000.00 | $357,752.13 | $442,247.87 |
| JMT 800 HIAWATHA ENGINEERING | 2/13/19-12-31-21 | $25,000.00 | $12,193.60 | $12,806.40 |
| BARCLAY DAMON WPCP OPTIONS | 11/30/20-12-31-21 | $200,000.00 | $100,000.00 | $100,000.00 |
| | | $2,098,000.00 | $569,073.50 | $1,528,926.50 |

**ACCOUNTS RECEIVABLE**
**3/31/2021**

| | | |
|---|---|---|
| AGENCY FEES RECEIVABLE | | $57,496.00 |
| ACCOUNTS RECEIVABLE GENERAL | | $1,500.00 |
| QUASI-EQUITY LOAN RECEIVABLE | | $0.00 |
| GRANTS RECEIVABLE | | $0.00 |
| LONG TERM RECEIVABLE | | $222,024.00 |
| | | |
| TOTAL | | $281,020.00 |

# Onondaga County Industrial Development Agency

**Project Summary Draft** 3/2/2021

| | | | |
|---|---|---|---|
| **1. Project** | **Brolex Plank Road, LLC** | **2. Project Number** | **3101-21-03A** |
| **3. Location** | Clay | **4. School District** | Cicero-North Syracuse School District |
| | | **6. Project Type** | New Construction |
| **5. Tax Parcel(s)** | 006.-04.18.0 | **Village** | North Syracuse |

| | | |
|---|---|---|
| **7.Total Project Cost** | **$** | **6,375,000.00** |
| Land | $ | 400,000 |
| Site Work | $ | - |
| Building | $ | 5,975,000 |
| Furniture & Fixtures | $ | - |
| Equipment | $ | - |
| Equipment Subject to NYS Production Exemption | $ | - |
| Engineering/Architecture Fees | $ | - |
| Financial Charges | $ | - |
| Legal Fees | $ | - |
| Other | $ | - |

| | |
|---|---|
| **8. Total Jobs** | 2 |
| 8A. Job Retention | 0 |
| 8B: Job Creation (Next 5 Years) | 2 |

## Cost Benefit Analysis

| | **Brolex Plank Road, LLC** |
|---|---|
| | **Fiscal Impact ($)** |
| **Estimated Abatement Cost** | **$242,250** |
| Sales Tax Abatement | $204,000 |
| Mortgage Recording Tax Abatement | $38,250 |
| Real Property Tax Relief | $0 |
| **New Investment** | **$9,155,070** |
| PILOT Payments | $0 |
| Project Wages (10 years) | $800,000 |
| Construction Wages | $1,915,320 |
| Employee Benefits (10 years) | $0 |
| Project Capital Investment | $6,375,000 |
| Agency Fees | $64,750 |
| **Benefit:Cost Ratio** | **37.79 :1** |

## Project Description

Two 24-unit apartment buildings located on an underutilized 2.3-acre parcel located in the Town of Clay.

**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: Brolex Plank Road LLC

Applicant Address: 5912 N Burdick St, East Syracuse, NY 13057

Phone: 315-656-7271 Fax: _____

Website: N/A E-mail: brandon@byoh.biz

Federal ID#: 85-3860190 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: Brandon Jacobson

Title: Managing Member

Address: 5912 N Burdick St., E. Syracuse, NY 13057

Phone: 315-559-0556 Fax: _____

E-mail: brandon@byoh.biz

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

**D) Company Counsel:**

Name of Attorney: Christian J. Danaher

Firm Name: Hancock Estabrook

Address: 1800 AXA Tower, 100 Madison St., Syracuse, NY 13202

Phone: 315-565-4575 Cell Phone: 315-436-4432

E-mail: cdanaher@hancocklaw.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 |
|---|---|
| Joshua H. Heintz | 33.33% |
| Brandon M. Jacobson | 33.33% |
| Thomas M. Oot | 33.33% |
| | |

**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: 0

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 Addendum "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:

**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: 444 South Main Street

Legal Address (if different): _____

City: North Syracuse Village/Town: Clay

Zip Code: 13212 School District: North Syracuse Central SD

Tax Map Parcel ID(s): 006.-04-18.0

Current Assessed Value: 50,633 Sq. Footage of Existing Building: 0

Census Tract: _____

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 ADDENDUM "C"

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 _____ |

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 | 400.000 | | $400.000 |
| Site Work/Demo | | | |
| Building Construction & Renovation | 5,975,000 | 100 | $5,975,000 |
| Furniture & Fixtures | | | |
| Equipment | | | |
| Equipment Subject to NYS Production Sales Tax | | | |
| Engineering/Architect | | | |
| Financial Charges | | | |
| Legal | | | |
| Other | | | |
| Management/Developer Fees | | | |
| **Total Project Cost** | 6.375.000 | 100 | $6.375.000 |

**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 $ 6,375,000

Project refinancing: estimated amount
(for refinancing of existing debt only) $ N/A

Sources of Funds for Project Costs:

1. Bank Financing $ 5,100,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 1,275,000
3. Tax Exempt Bond Issuance (if applicable) $ N/A
4. Taxable Bond Issuance (if applicable) $ N/A

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

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 6,375,000

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: | 44 |
| Estimate the average length of construction jobs to be created (months): | 12 |
| Current annual payroll at facility: | 0 |
| Average annual growth rate of wages: | 0 |
| Please list, if any, benefits that will be available to either full and/or part time employees: | Health, Dental, Disability, 401k |
| Average annual benefit paid by the company ($ or % salary) per FTE job: | $7,500 |
| Average growth rate of benefit cost: | 10% |
| Amount or percent of wage employees pay for benefits: | 0% - Employer paid for individual |
| 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: | 2 |

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 |
| Maintenance | $40,000 | 0 | 1 | | | | |
| Real Estate Rental Agen | $40,000 | 0 | 1 | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **Job Creation Subtotal** | | | 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): _____

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 38,250.00

☑ Sales and Use Tax Exemption (4% Local, 4% State): 204,000

☐ 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): $ 5,100,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 38,250

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:

$ 2,550,000

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):

$ 204,000

## 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 _____ (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_____(date).

Company: Brolex Plank Road LLC
Representative for Contract: Brandon M. Jacobson
Address: 5912 N. Burdick St. City: E. Syracuse State: NY Zip: 13057
Phone: 315-559-0556 Email: brandon@byoh.biz
Project Address: 444 South Main St City: North Syracuse State: NY Zip: 13212

General Contractor: Brolex Plank Road LLC
Contact Person: Brandon M. Jacobson
Address: 5912 N. Burdick St. City: E. Syracuse State: NY Zip: 13057
Phone: 315-559-0556 Email: brandon@byoh.biz
Authorized Representative: Brandon M. Jacobson Title: Managing Member
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: Brolex Plank Road LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson, Managing Me

Date: 02/23/21

## 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), Brolex Plank Road 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.

Brolex Plank Road 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.

Brolex Plank Road 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: Brolex Plank Road LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson, Managing Meml

Date: 02/23/21

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: SEE ADDENDUM "A"

Name of Applicant Company: Brolex Plank Road LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson, Managing Me

Date: 02/23/21

## Section X: Representations, Certifications, and Indemnification

Brandon M. Jacobson (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Managin Member (title) of Brolex Plank Road LL( (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 Brolex Plank Road LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson

Date: 02/23/21

STATE OF NEW YORK )

COUNTY OF ONONDAGA )ss.;

Brandon M. Jacobson, being first duly sworn, deposes and says:

1. That I am the Managing Member (Corporate Officer) of Brolex Plank Road L (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 23rd day of February, 2021.

Ann M. Oot

(Notary Public)

ANN M OOT
NOTARY PUBLIC State of New York
Onondaga County
Lic. #01OO4965138
Comm. Exp. 04/16/2022

End of Application

Rev 1-9-20

## Onondaga County Industrial Development Agency Application for Benefits

## Addendum A

Brolex Plank Road, 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.

**BROLEX PLANK ROAD, LLC**

**ADDENDUM B – SECTION I, PART H**

**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.**

It is anticipated that 100% of our supplies, raw materials, and vendor services will be purchased from companies within Onondaga County. Although Brolex Plank Road, LLC does not have fully executed subcontractor agreements outlining the specific dollar amounts at this stage of the project the list of anticipated companies is as follows:

Brolex Enterprises – Total site development and excavation work - $328,250.00
E. Syracuse, NY

D.I.G. Construction – Foundation and masonry - $134,500.00
Fabius, NY

New Edge Electric, LLC – Electrical work - $346,300.00
E. Syracuse, NY

Real Property Development, LLC – Walkways, Sidewalks and Curbing - $85,066.00
E. Syracuse, NY

Kebo Insulation, LLC – Installation of Insulation - $139,060.00
E. Syracuse, NY

Materials Direct, LLC – Materials supply
E. Syracuse, NY

WJ Rock Painting & Drywall – Sheetrock and Painting
Cicero, NY

**BROLEX PLANK ROAD, LLC**

**ADDENDUM C – SECTION II, PART C**

**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?**

The Brolex Plank Road, LLC 2-building 48-unit apartment project in North Syracuse will help our company diversify its portfolio allowing for the addition of revenue stream that is generated from a multi-unit apartment complex. Not only will this apartment project help diversify our portfolio but the anticipated cash flows will allow us to redeploy these resources and continue to develop other properties within Onondaga County and neighboring communities.

# Brolex Plank Road, LLC

Brolex Plank Road, LLC.
444 South Main Street
North Syracuse, NY 13212
Office: (315) 656-7271
brandon@byoh.biz
www.byohome.com

**Brolex Plank Road Vision Statement**

**November 16th, 2020**

Dear Chairman Hogan and OCIDA Members,

We write to you to introduce our Plank Road two 24-unit apartment buildings located on an underutilized 2.3-acre parcel located at 444 South Main Street in the Village of North Syracuse, New York.

We are informed that this parcel has been vacant since the home was destroyed by fire about 25 years ago. It also is one of the very few parcels available in the Village which can accommodate new apartment housing for persons 55 years old and older. The existing apartment offerings are dated and not constructed within the 55-year-old and older community in mind. The revitalization of this vacant property to a new, walkable, amenity enhanced community will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced for the 55 year and older community.

1. **Overall Description of project:**
    - (i) Each 24-unit complex is approximately 22,500 square feet for a total of 45,000 square feet.
    - (ii) The size of the lot is 2.3 acres
    - (iii) The lot is currently vacant. Upon completion of the project there will be two 24-unit apartment buildings
    - (iv) This project will allow for new apartment housing for persons 55 years old and older
    - (v) The revitalization of this vacant property to a new, walkable, amenity enhanced community will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced for the 55 year and older community.

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

- This 2.3-acre overgrown, vacant parcel has existed for 25 years since the former residence burned and was demolished due to structural and public safety concerns.
- The improvement of this overgrown, vacant, underutilized 2.3-acre parcel will visually enhance South Main Street for those driving by as well as those residents walking by this new community daily.

3. **Is this new housing fulfilling an unmet need in the area?** Yes.

    - A professional evaluation of 55 year and older offerings in the County of Onondaga reveals there are 6 communities available to persons 55 years old and older including
        - Towne Center Retirement built in 2017 with 128 units 2 stories with full service and about a 15-mile distance from the subject
        - Morgan Square Apartments built in 2014 with 119 units 3 stories and being 14.3 miles from the subject
        - Buckley Square Apartments with 131 Units 2 stories built in 2011 being 8.7 miles distant from the subject
        - Snowbirds Landing 70 units built in 2004 3 stories and being 12.0 miles distant from the subject
        - Snowbirds Landing (Solvay) 73 units built in 2004 and being 11.4 miles distant from the subject.
        - Centerville Court Apartments 152 units 2 stories built in 1984 and being 8.7 miles from the subject.
    - As can be seen from the above senior complexes none are close to our project located at 444 South Main Street in the Village of North Syracuse.
    - The walkability for exercise and close proximity to goods and services as well as to churches and Village offerings fulfills a huge unmet need.
    - 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.

    - The Village of North Syracuse in particular as well as the county of Onondaga are underserved by a new 55-year-old and older new amenity enhanced apartment complex.
    - As the Village of North Syracuse community residents 55 years old and older seek to sell their homes it is critical that they have an opportunity to remain in our community.
    - These 48 apartments help to fill that demand by providing amenities such as elevators, in apartment washing machines and dryers as well as walkability for exercise, restaurants and other goods and services.
    - With the arrival of new jobs from BHG, SRC, Saab-Sensis, Lockheed Martin as well as Amazon and others all housing including our new community are critical.

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

- During our extensive planning process with the village zoning, planning and elected officials there has been uniform support. Letters can be obtained if needed.

6. **Is there needed Infill in an already populated area?** Yes.
    - This new housing community consisting of 2 24-unit apartment buildings on an overgrown lot that has been underutilized for 25 years.
    - In the Village at 444 South Main since the home burned and was demolished due to instability and public safety is a perfect example of infill.

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

    - Our new community has immediate access to the South Main Street sidewalk network.
    - Within close proximity there is the Gathering Place Church, St. Rose of Lima Church, Luther Memorial Lutheran Church, St. Rose of Lima School, Vincent's Gourmet Imports Restaurant, Geddes Bakery and Pastry Shop, Plank Road Ice Cream, Bowling Green Lanes, Edward Jones Financial Advisor, Atwal Dental Care, Compassionate Family Medicines, and M&T Bank, Gulf Oil gas station, and Walgreens just to name just a few.

We are eager to start this project at 444 South Main Street. 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 vacant land and improve our community.

Yours Truly,

Brolex Plank Road, LLC

Joshua H. Heintz Date: _____

Member

Brandon M. Jacobson Date: _____

Member

11/16/2020

Thomas M. Oot Date: _____

Member

120'-0"

70'-0"

2 BEDROOM UNIT
1

2 BEDROOM UNIT
2

2 BEDROOM UNIT
3

2 BEDROOM UNIT
4

2 BEDROOM UNIT
5

2 BEDROOM UNIT
6

2 BEDROOM UNIT
7

2 BEDROOM UNIT
8

# PROPOSED 24 UNIT APARTMENT BLDG.

NORTH SYRACUSE, NEW YORK

## TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

RAV
ARCHITECT P.C.
7515 Morgan Road
Liverpool, NY 13090
Ph:315-472-9848
Fax:315-472-9876
Email: rwater@cdtcad.com

## GENERAL NOTES

X-PALACE-GEN NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY SEGUIN LAND SURVEYING, P.L.L.C. CHITTENANGO, NY, DATED MARCH 3, 2020.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. COORDINATE REMOVALS WITH PHASING PLANS AND ARCHITECTURAL PLANS WHICH SHOW BUILDING DEMOLITION, RECONSTRUCTION, AND ADDITIONS.

3. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.

4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

6. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.,) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

7. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.

8. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

10. KFA SHALL DOCUMENT ANY EXISTING DAMAGED SIDEWALK FLAGS ARE TO BE REPLACED DURING SITE WORK. THERE ARE A SMALL NUMBER OF CRACKED AND DAMAGED FLAGS ON ALL ADJACENT STREETS.

11. KFA PUNCHLIST WILL INCLUDE REVIEW OF ALL SITE PLAN AND SITE REVIEW ITEMS NOTED IN COMMENT LETTERS.

## LEGEND

X-SMITH-LEGEND

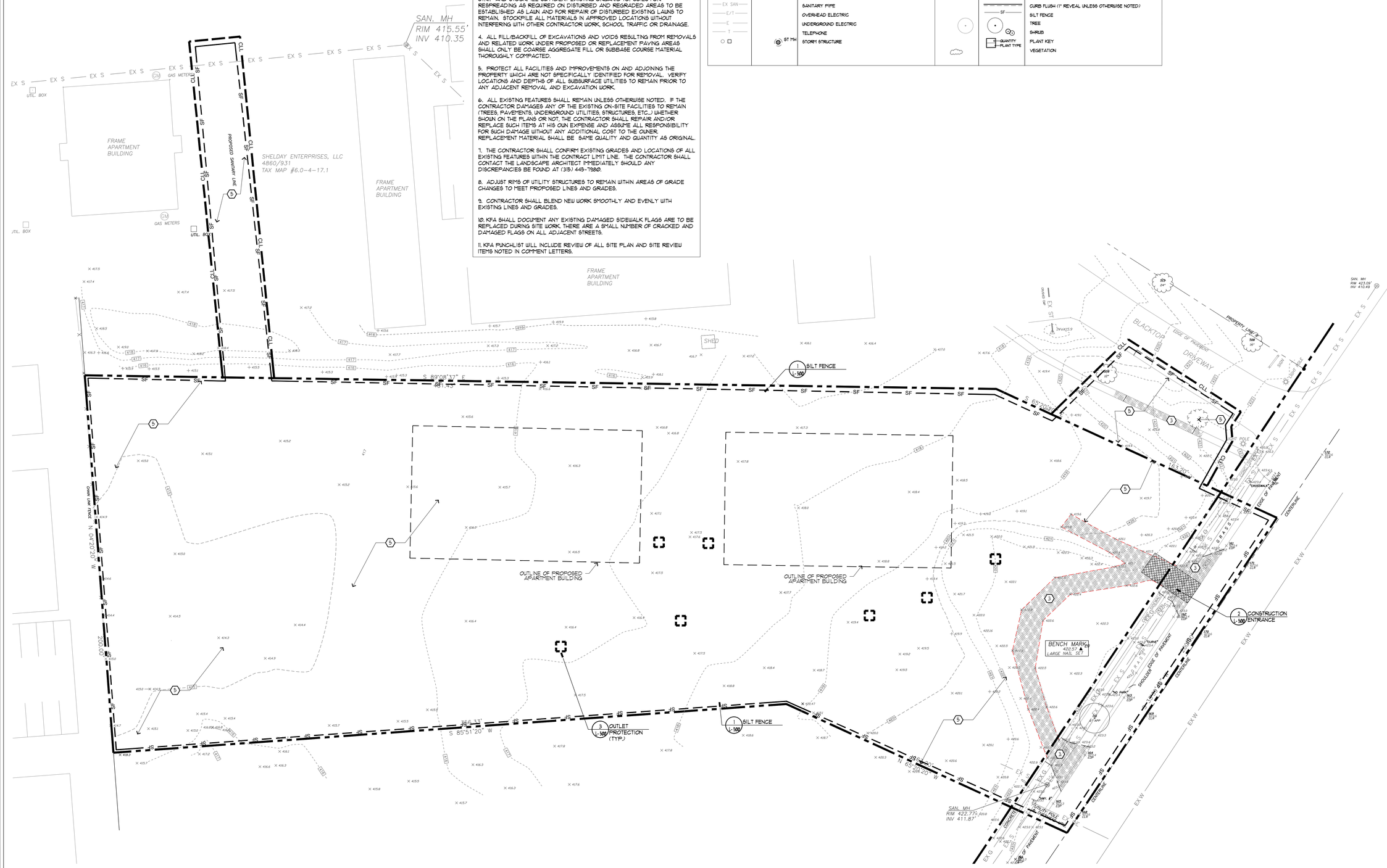
| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| 100 | | CONTOUR |
| +377.7 | | SPOT ELEVATION |
| | GT/CE | CURB TAPER/END |
| | TC/BC | TOP/BOTTOM OF CURBS |
| | HP/LP | HIGH / LOW POINT |
| | TP-2 | TEST PIT |
| | B-1 | BORING (SEE SPECIFICATIONS FOR BORING INFO) |
| | | FENCE |
| W | | UTILITY POLE |
| W | | WATER LINE |
| | | FIRE HYDRANT |
| ST | ST | STORM PIPE |
| UD | UD | UNDERDRAIN |
| SAN | | SANITARY PIPE |
| OHE | | OVERHEAD ELECTRIC |
| UGE | | UNDERGROUND ELECTRIC |
| T | | TELEPHONE |
| ST MH | | STORM STRUCTURE |

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | DI | INLET |
| | CB MH | CATCH BASIN/MANHOLE |
| | CO | CLEAN OUT |
| | | SANITARY MANHOLE |
| | | ASPHALT PAVEMENT-PARKING |
| | | ASPHALT PAVEMENT-DRIVE |
| | | CONCRETE PAVEMENT |
| | | SAFETY SURFACING |
| | | TRAFFIC SIGN |
| | | TRAFFIC SIGN - SET IN BOLLARD |
| | | TRAFFIC SIGN - MOVABLE |
| | | LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING) |
| | | CURB |
| | SF | CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED) |
| | | SILT FENCE |
| | | TREE |
| | | SHRUB |
| | QUANTITY PLANT TYPE | PLANT KEY |
| | | VEGETATION |

## EXISTING CONDITIONS & SITE PREPARATION NOTES

X-SMITH-SITE-PREP-NOTES

- CLL — CONTRACT LIMIT LINE
- REMOVE EXISTING PAVEMENTS - SEE NOTES 3 & 4 BELOW.
- (1) SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
- (2) REMOVE EXISTING CONCRETE PAVEMENT.
- (3) REMOVE ASPHALT PAVEMENT INCLUDING BASE MATERIAL AND DISPOSE OF OFF SITE.
- (4) REMOVE EXISTING GRANITE CURBING.
- (5) REMOVE EXISTING VEGETATION AND ROOTS IN THEIR ENTIRETY.




1 L-100 SITE PREPARATION PLAN

0 20 40 60
SCALE IN FEET


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001417
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BROLEX PROPERTIES, LLC.

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EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

# ROUTE 11 APARTMENTS
## 444 S. MAIN ST., NORTH SYRACUSE, NY

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Title:

**SITE PREPARATION PLAN**

**L-100**

## EROSION CONTROL NOTES and EROSION CONTROL SEQUENCING

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL AND THE SWPPP PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 7 DAYS OF EXPOSURE, IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.

3. SITE PREPARATION SHALL INCLUDE:
   A. SEEDBED PREPARATION - SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
   B. SOIL AMENDMENTS
      1. LIME TO pH 6.0
      2. FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/1000 SQ FT.)
   C. SEED MIXTURES
      1. TEMPORARY SEEDINGS
         a. RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS/ACRE (0.7 LBS/1000 SQ FT.)
         b. CERTIFIED "ARDONTOCK" WINTER RYE (CEREAL RYE) @ 100 LBS/ACRE (2.3 LBS/1000 SQ FT.)
      2. PERMANENT SEEDINGS
         a. ROUGH OR OCCASIONALLY MOWED AREAS:

| | LBS/ACRE | LBS/1000 SQ FT |
|---|---|---|
| EMPIRE BIRDSFOOT (TREFOIL OR COMMON) | 8 | Ø.20 |
| WHITE CLOVER PLUS* | 8 | Ø.20 |
| TALL FESCUE PLUS | 20 | Ø.45 |
| REDTOP | 2 | Ø.05 |
| RYEGRASS (PERENNIAL) | 5 | Ø.10 |

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

   D. METHOD OF SEEDING
      BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.

4. DISTURBED AREAS SHALL BE SEEDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL. ON SLOPES GREATER THAN 3:1 SEEDED AREAS SHALL BE STAKED WITH JUTE MESH OR EQUIVALENT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.

6. ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.

7. ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.

8. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES - AS SEDIMENT ACCUMULATES TO ½ THE DEPTH OF THE STORMWATER BASIN, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

9. DIRECT ACCESS SHALL BE PROVIDED TO ALL BASIN AREAS FOR MAINTENANCE AND REHABILITATION.

10. ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SUPPP PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEMED RESPONSIBLE FOR THOSE DUTIES.

11. THE PERMITEE # ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS # METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM # ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITEE # ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN OR NYSDEC.

12. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".

13. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1/ RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN EROSION CONTROLS, CLEANING OUT STRUCTURES, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.

14. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.

15. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."

EROSION CONTROL and CONSTRUCTION SEQUENCE

THE PROJECT WILL CREATE A TOTAL SITE DISTURBANCE OF APPROXIMATELY 3.1 ACRES. THE SITE DISTURBANCE WILL BE PHASED TO LIMIT THE POTENTIAL FOR EROSION AND SEDIMENTATION ISSUES DURING THE CONSTRUCTION PROCESS. BELOW IS A LISTING OF THE ANTICIPATED PHASING:

THE SEQUENCE OF CONSTRUCTION FOR EACH AREA SHALL BE:

1. PRIOR TO ANY SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED SITE ENTRANCE LOCATION AS SHOWN ON THE DRAWING.

2. SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.

3. CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.

4. INSTALL TEMPORARY SEDIMENT TRAP IN THE LOCATIONS SHOWN ON THE PLANS. SEDIMENT TRAPS SHALL BE SIZED APPROPRIATELY TO THE UPSTREAM DRAINAGE AREA. ADHERE TO THE INSPECTION AND MAINTENANCE REQUIREMENTS ASSOCIATED WITH THE TEMPORARY SEDIMENT TRAP DETAIL.

5. PROVIDE ALL DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS. INSTALL CHECK DAMS WHERE INDICATED ON THE PLANS. INSTALL BYPASS SWALE INCLUDING LIGHT STONE FILL.

6. STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL STOCKPILE AREAS WITH SILT FENCE. PROVIDE TEMPORARY MEASURES TO PROTECT WATER LINE AT CROSSING.

7. PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWING.

8. PREPARE BUILDING PAD AREA, DRIVEWAYS AND PARKING AREA SUBGRADE.

9. EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

12. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.

13. CLEAN TEMPORARY SEDIMENT TRAPS BASIN AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

13. FINE GRADE AND SEED AREAS OF TEMPORARY SEDIMENT TRAPS AS NOTED ON THE PLANTING PLAN AND ON THE DETAILS.

14 REMOVE TEMPORARY SILT FENCING AND ROCK CHECK DAMS AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE UNDERDRAIN WITHIN DETENTION BASIN PER PLANS.

FINAL CLEAN UP & PREVENTATIVE MAINTENANCE

1. REMOVE AND/OR MAINTAIN STOCKPILE AREAS.

2. REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.

3. FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAWN IS WELL ESTABLISHED. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSEOUT.

4. CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SUPPP INSPECTION REPORTS.

## SOIL RESTORATION NOTES

1. ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.

2. SOIL RESTORATION REQUIREMENTS:

| TYPE OF SOIL DISTURBANCE | SOIL RESTORATION REQUIREMENT |
|---|---|
| NO SOIL DISTURBANCE | RESTORATION NOT PERMITTED |
| MINIMAL SOIL DISTURBANCE | RESTORATION NOT REQUIRED |
| AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE | HSG A+B - APPLY 6 INCHES OF TOPSOIL<br>HSG C+D AERATE* AND APPLY 6 INCHES OF TOPSOIL |
| AREAS OF CUT OR FILL | HSG A+B - AERATE AND APPLY 6 INCHES OF TOPSOIL<br>HSG C+D - APPLY FULL SOIL RESTORATION** |
| HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS) | APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT) |
| AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED | RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES. |

| TYPE OF SOIL DISTURBANCE | SOIL RESTORATION REQUIREMENT |
|---|---|
| REDEVELOPMENT PROJECTS | SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA. |

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUB-SOILER.

**PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

3. SOIL RESTORATION PRACTICE IMPLEMENTATION:

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLAN.
6. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS FREE OF VIABLE SEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A pH SUITABLE TO GROW DESIRED PLANTS.

FIGURES 5.16 AND 5.17 TO THE BELOW SHOW TWO ATTACHMENTS USED FOR SOIL DECOMPACTION. TILLING (STEP 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATION THAT ARE WITHIN 24 INCHES OF THE SURFACE.

Figure 5. 16 Soil aerator implement



Figure 5. 17 Soil aerator implement



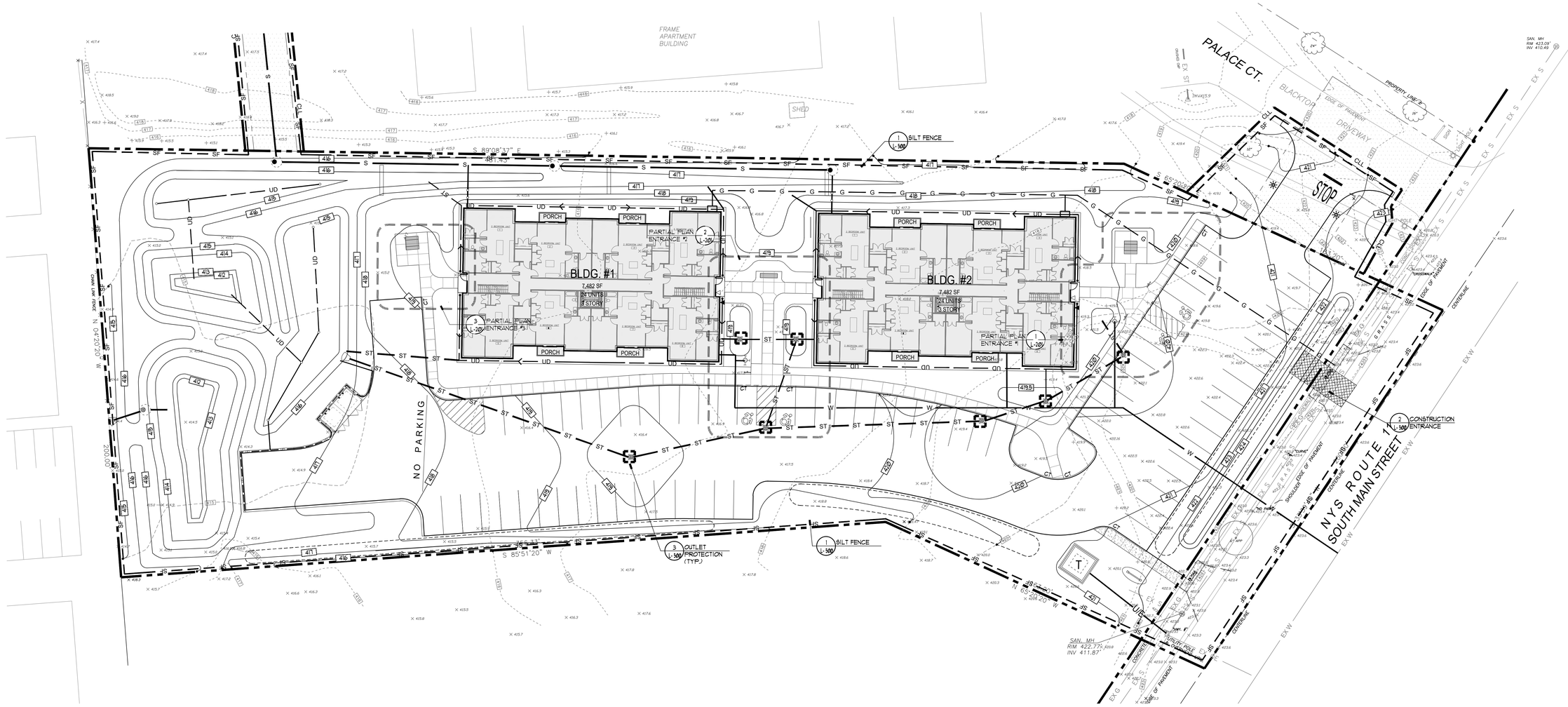
4. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.

5. THE CONTRACTOR MUST KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS. (SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE TURF EVERY FEW YEARS)

6. ALL SOIL RESTORATION SHALL BE IN ACCORDANCE WITH NYSDEC REGULATIONS AND THE APPROVED SUPPPP FOR THE PROJECT.

## SWPPP LEGEND

- SF — SILT FENCE
- SEDIMENT TRAP @ CB/INLET
- JUTE MESH
- CONSTRUCTION ENTRANCE
- CHECK DAM




1 L-101 EROSION CONTROL AND SWPPP PLAN


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REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST, EAST SYRACUSE, NY 13057
315-559-0556 (Phone)

# ROUTE 11 APARTMENTS
## 444 S. MAIN ST., NORTH SYRACUSE, NY

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**EROSION CONTROL PLAN**

**L-101**

## SANITARY NOTES

1.) SANITARY EASEMENTS SHALL BE PRIVATELY OWNED. REFER TO SANITARY EASEMENT MAP DATED 6/30/2020 BY SEGUIN LAND SURVEYING.

2.) ALL SANITARY MANHOLES, PIPING, AND LATERALS WILL BE PRIVATELY OWNED.

3.) PRIOR TO AND AFTER CONSTRUCTION ALL JOINTS AND CONNECTIONS WILL BE VIDEO INSPECTED TO ENSURE PROPER INSTALLATION AT EXISTING SEWER PIPE.

4.) PRIVATE SEWER WILL BE SUBJECT TO OCDWEP PLUMBING CONTROL PERMITTING AND INSPECTION. CONTRACTOR TO COORDINATE PRIOR TO CONSTRUCTION.

5.) BYPASS PUMPING IS REQUIRED TO ENSURE CONTINUOUS OPERATION OF EXISITING SANITARY SYSTEM DURING CONSTRUCTION.

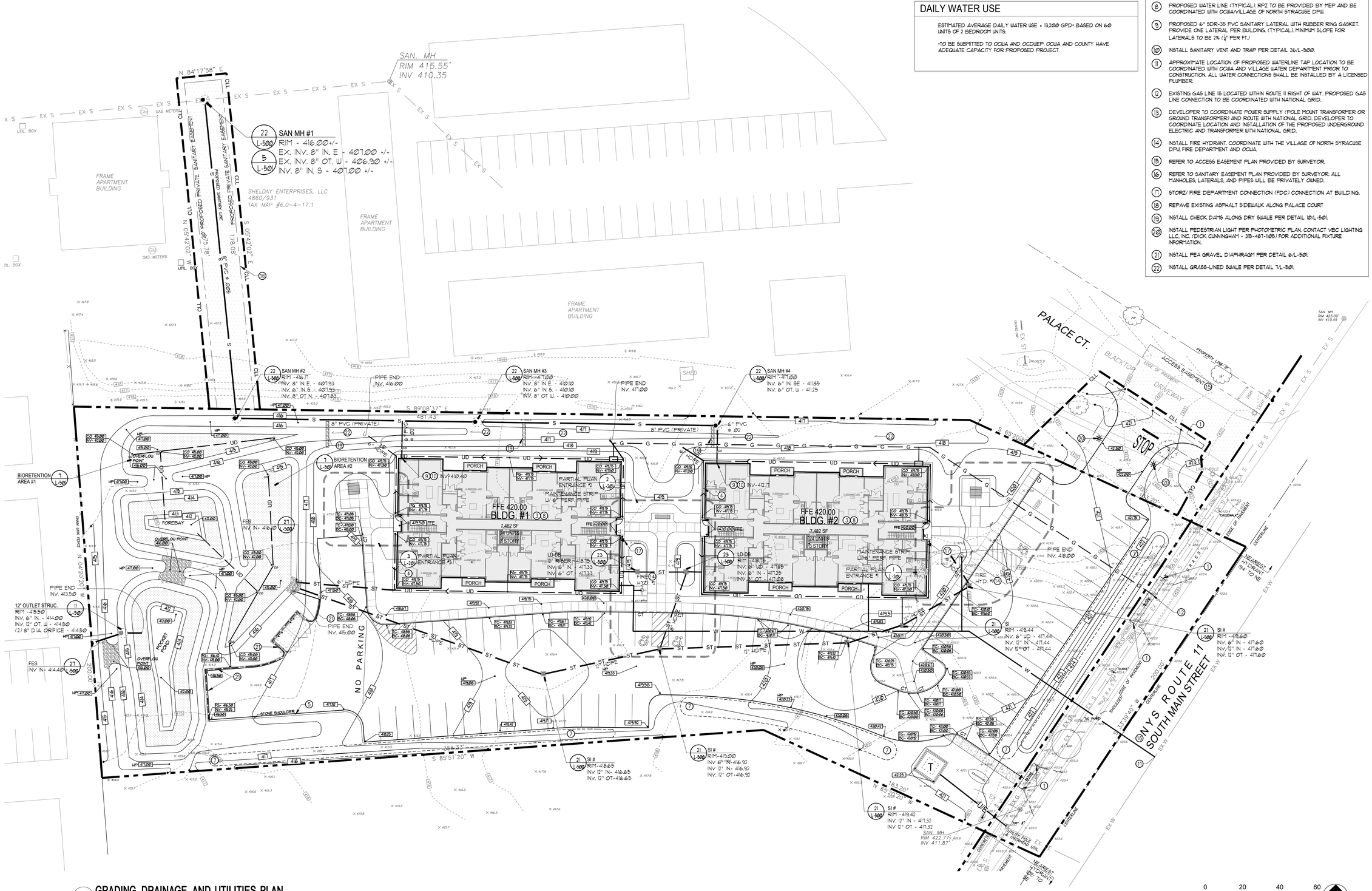
## DAILY WATER USE

ESTIMATED AVERAGE DAILY WATER USE = 13,200 GPD* BASED ON 60 UNITS OF 2 BEDROOM UNITS.

*TO BE SUBMITTED TO OCWA AND OCDWEP. OCWA AND COUNTY HAVE ADEQUATE CAPACITY FOR PROPOSED PROJECT.

## GRADING, DRAINAGE and UTILITIES NOTES

1. MEET EXISTING LINE AND GRADE.
2. LIGHTING SHALL BE PROVIDED BY "DARK SKY COMPLIANT" WALL PACK LIGHTING UNITS. REFER TO L-301 FOR LIGHTING PHOTOMETRICS.
3. ROOF OR SHEET DRAINAGE FROM ROOF AREAS TO BE COORDINATED WITH FINAL ARCHITECTURAL PLANS. CURRENT PLANS SHOW STONE MAINTENANCE STRIPS.
4. INSTALL STONE MAINTENANCE STRIP PER DETAIL 9/L-500.
5. INSTALL ROUND RIVER STONE SIMILAR TO DETAIL 27/L-500 .
6. CONTRACTOR TO VERIFY PIPE FITTINGS AT EXISTING SANITARY MANHOLE PRIOR TO CONSTRUCTION.
7. SNOW STORAGE AREA.
8. PROPOSED WATER LINE (TYPICAL). RPZ TO BE PROVIDED BY MEP AND BE COORDINATED WITH OCWA/VILLAGE OF NORTH SYRACUSE DPW.
9. PROPOSED 6" SDR-35 PVC SANITARY LATERAL WITH RUBBER RING GASKET. PROVIDE ONE LATERAL PER BUILDING. (TYPICAL). MINIMUM SLOPE FOR LATERALS TO BE 2% (¼" PER FT.)
10. INSTALL SANITARY VENT AND TRAP PER DETAIL 26/L-500.
11. APPROXIMATE LOCATION OF PROPOSED WATERLINE TAP LOCATION TO BE COORDINATED WITH OCWA AND VILLAGE WATER DEPARTMENT PRIOR TO CONSTRUCTION. ALL WATER CONNECTIONS SHALL BE INSTALLED BY A LICENSED PLUMBER.
12. EXISTING GAS LINE IS LOCATED WITHIN ROUTE 11 RIGHT OF WAY. PROPOSED GAS LINE CONNECTION TO BE COORDINATED WITH NATIONAL GRID.
13. DEVELOPER TO COORDINATE POWER SUPPLY (POLE MOUNT TRANSFORMER OR GROUND TRANSFORMER) AND ROUTE WITH NATIONAL GRID. DEVELOPER TO COORDINATE LOCATION AND INSTALLATION OF THE PROPOSED UNDERGROUND ELECTRIC AND TRANSFORMER WITH NATIONAL GRID.
14. INSTALL FIRE HYDRANT. COORDINATE WITH THE VILLAGE OF NORTH SYRACUSE DPW, FIRE DEPARTMENT AND OCWA.
15. REFER TO ACCESS EASEMENT PLAN PROVIDED BY SURVEYOR.
16. REFER TO SANITARY EASEMENT PLAN PROVIDED BY SURVEYOR. ALL MANHOLES, LATERALS, AND PIPES WILL BE PRIVATELY OWNED.
17. STORZ/ FIRE DEPARTMENT CONNECTION (FDC) CONNECTION AT BUILDING.
18. REPAVE EXISTING ASPHALT SIDEWALK ALONG PALACE COURT
19. INSTALL CHECK DAMS ALONG DRY SWALE PER DETAIL 10/L-500.
20. INSTALL PEDESTRIAN LIGHT PER PHOTOMETRIC PLAN. CONTACT VBC LIGHTING LLC, INC. (DICK CUNNINGHAM - 315-481-1105) FOR ADDITIONAL FIXTURE INFORMATION.
21. INSTALL PEA GRAVEL DIAPHRAGM PER DETAIL 6/L-500.
22. INSTALL GRASS-LINED SWALE PER DETAIL 7/L-500.




1 L-200 **GRADING, DRAINAGE, AND UTILITIES PLAN**


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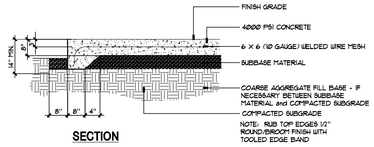
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**GRADING, DRAINAGE & UTILITIES PLAN**

**L-200**

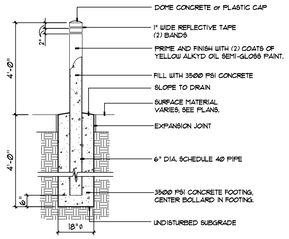
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SECTION

6 L-201 **WASTE ENCLOSURE PAD- HEAVY DUTY**

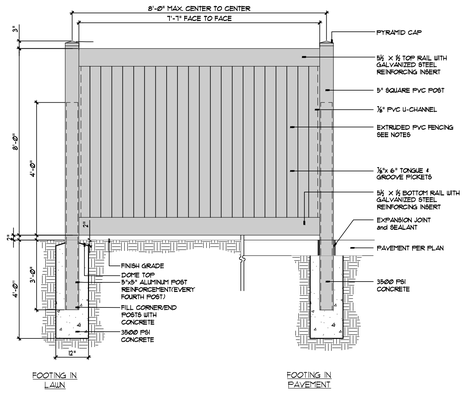
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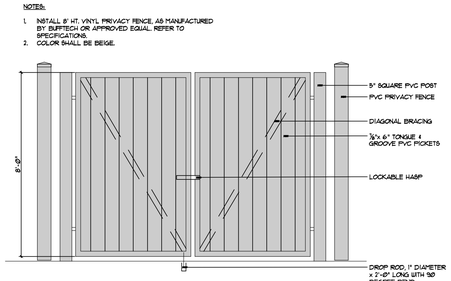

SECTION

4 L-201 **STEEL BOLLARD**

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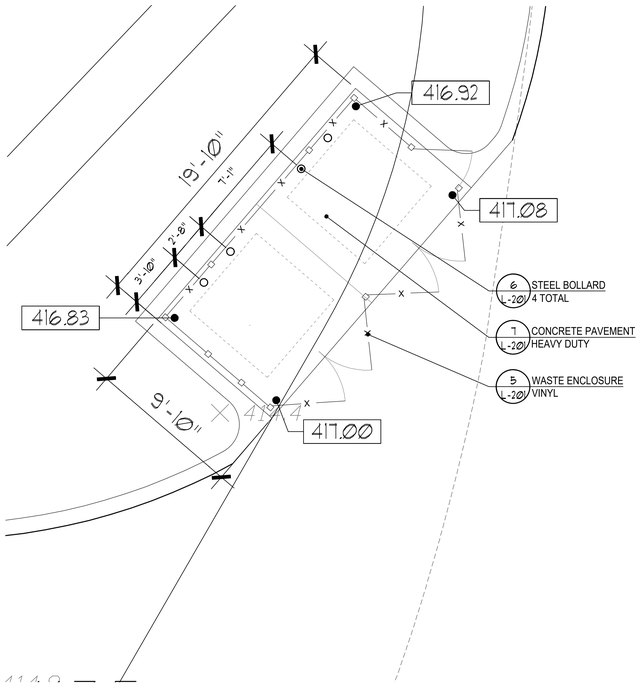

ELEVATION - PRIVACY FENCE




TYPE B ELEVATION - GATE

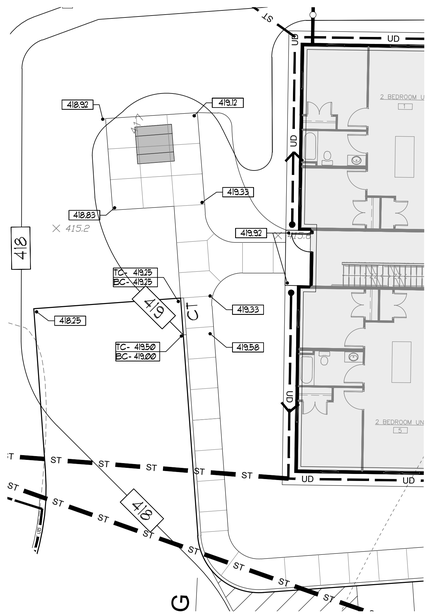
5 L-201 **WASTE/RECYCLING ENCLOSURE - VINYL**

NOT TO SCALE 32-4001-02



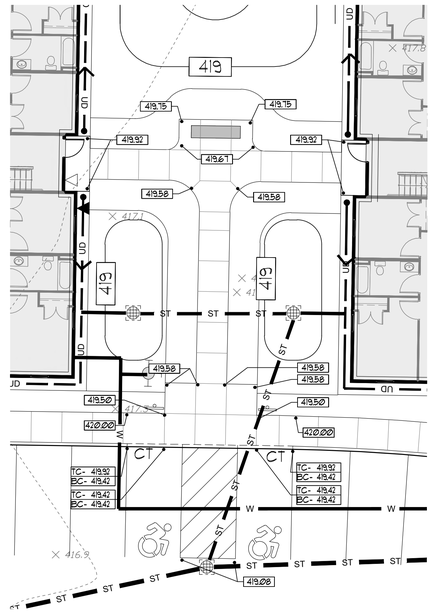

4 L-201 **WASTE ENCLOSURE**

0 4 8 12
SCALE IN FEET
N



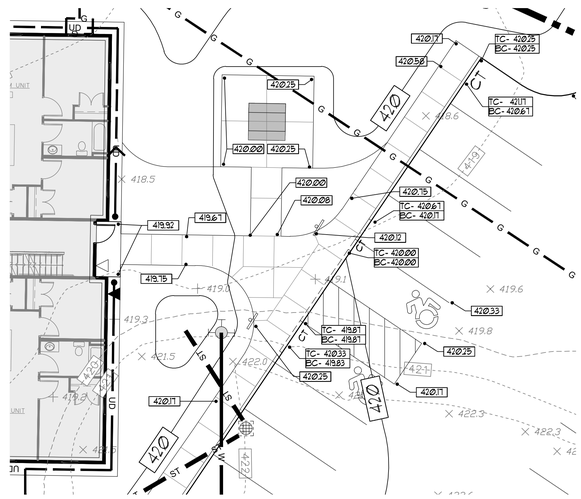

3 L-201 **PARTIAL GRADING PLAN ENTRANCE #3**

0 10 20 30
SCALE IN FEET
N




2 L-201 **PARTIAL GRADING PLAN ENTRANCE #2**

0 10 20 30
SCALE IN FEET
N




1 L-201 **PARTIAL GRADING PLAN ENTRANCE #1**

0 10 20 30
SCALE IN FEET
N

REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001417
STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

# ROUTE 11 APARTMENTS
## 444 S. MAIN ST., NORTH SYRACUSE, NY

| REVISIONS |
|---|
| COMMENT LETTER UPDATES- JULY 15,'20 |
| PLANNING BOARD UPDATES- JULY 30,'20 |
| PLANNING BOARD UPDATES- AUG. 14,'20 |
| PLANNING BOARD UPDATES- AUG. 20,'20 |
| ENG. UPDATES- SEPT. 24,'20 |

| | |
|---|---|
| Drawn By: | V.E.R. |
| Checked By: | S.L.F. |
| KFA Proj. No.: | 40020 |
| Date: | JUNE 11, 2020 |
| Scale: | AS NOTED |

Title:

**PARTIAL GRADING PLAN**

**L-201**

## PLANT LIST

| KEY | COMMON NAME | BOTANICAL NAME | CALIPER | TREE HT |
|---|---|---|---|---|
| TREES | | | | |
| Ar | RED MAPLE | ACER RUBRUM | 2.5" CAL. | 6'-8' |
| Qb | SWAMP WHITE OAK | QUERCUS BICOLOR | 2.5" CAL. | 6'-8' |
| EVERGREENS | | | | |
| Jh | CREEPING JUNIPER | JUNIPERUS HORIZONTALIS | -- | 2 GAL |
| Pa | NORWAY SPRUCE | PICEA ABIES | -- | 6' |
| To | TAUTON YEW | TAXUS X MEDIA | 3 GAL. | 3' |
| To | "EMERALD GREEN" ARBORVITAE | THUJA OCCIDENTALIS "EMERALD GREEN" | -- | 6' |
| SHRUBS | | | | |
| Cs | "ARTIC FIRE" RED OSIER DOGWOOD | CORNUS STOLONIFERA "ARTIC FIRE" | -- | 2 GAL. |
| Hp | HYDRANGEA | HYDRANGEA PANICULTATA | -- | 2 GAL. |
| PERENNIALS and GRASSES | | | | |
| G-Ca | FEATHER REED GRASS "KARL FOERSTER" | CALAMAGROSTIS X ACUTIFLORA | -- | 1 GAL. |
| Ho | HOSTA | HOSTA | -- | 1 GAL. |
| BIORETENTION AREA PLANTS - 0-6" STANDING WATER | | | | |
| WCl | LURID SEDGE | CAREX LURIDA | PLUGS | EQUALLY MIXED, 3' O.C. |
| WCs | TUSSOCK SEDGE | CAREX STRICTA | PLUGS | EQUALLY MIXED, 3' O.C. |
| WCv | FOX SEDGE | CAREX VULPINOIDEA | PLUGS | EQUALLY MIXED, 3' O.C. |
| Wv | BLUEFLAG IRIS | IRIS VERSICOLOR | PLUGS | EQUALLY MIXED, 3' O.C. |
| WSc | WOOLGRASS | SCIRPUS CYPERINUS | PLUGS | EQUALLY MIXED, 3' O.C. |

## PLANT NOTES

1. 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL WITH SPADE CUT EDGE.
2. INSTALL SEEDED LAWN PER DETAIL 15/L-500.
3. INSTALL MIX OF BIORENTION AREA PLANTS AS SHOWN ABOVE, EQUALLY MIXED, 3' ON CENTER ACROSS BOTTOM OF AREA.

GENERAL NOTE: LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT NURSERY OR HOLDING AREA PRIOR TO CONSTRUCTION.

## ZONE DATA CHART - VILLAGE OF NORTH SYRACUSE

ZONING: C-2 (COMMERCIAL)
PROPOSED USE: MULTI-FAMILY DWELLING (REFER TO §240-9)

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT SIZE | 18,000 SF | 108,342 SF |
| MINIMUM LOT WIDTH | 120 FT | 200 FT |
| MAXIMUM % OF LOT COVERAGE | 20% | 20% |
| UNIT DENSITY (SF/DWELLING) | 3500 SF | 1805 SF |
| MINIMUM YARD SETBACKS | | |
| -FRONT | 40 FT | 40 FT |
| -REAR | 40 FT | 40 FT |
| -SIDE YARD (ONE SIDE) | 25 FT | 25 FT |
| -SIDE YARD (TOTAL) | 50 FT | 50 FT |
| MAXIMUM BUILDING HEIGHT | 35 FT | 35 FT (2 STORY) |
| MAXIMUM # OF UNITS PER STRUCTURE | 12 UNITS | 24 UNITS* |
| BUILDING DISTANCE | 25 FEET | 25 FT |

*AREA VARIANCE: VARIANCE REQUIRED TO ALTER MAXIMUM NUMBER OF UNITS PER PRIMARY STRUCTURE. UPDATE: AREA VARIANCE WAS GRANTED BY VILLAGE ZBA, DATED JUNE 4TH, 2020. VARIANCE INCREASED THE MINIMUM NUMBER OF UNITS OF 12 TO 24.

PARKING REQUIREMENTS:

| | REQUIRED | PROPOSED |
|---|---|---|
| PARKING SPACE SIZE | 9' X 18' | 9' X 18' |
| DRIVEWAY WIDTH | 25 FT | 26 FT |
| PARKING COUNT | | |
| 3 SPACES/ 2 UNITS | 48=24 X 3 =72 SPACES | =72 SPACES |
| HANDICAP SPACES SIZE (VAN SIZE) | 13' X 18' | MIN. 13' X 18' |
| HANDICAP SPACE COUNT | 4 SPACES (1 VAN) | 4 SPACES (1 VAN) |

## LAYOUT CONSTRUCTION NOTES

SMITH-LAYOUT-NOTES

1. PAINT 4" WIDE YELLOW LINES (TYP.)
2. PAINT 4" WIDE YELLOW LINES 2'-0" O.C. @ 45°
3. BUILDING ADDITION LAYOUT SHALL BE PARALLEL AND PERPENDICULAR TO PROPERTY LINE.
4. PAINT RESERVED PARKING STALLS PER DETAIL 13/L-500. ALL SPACES ARE VAN ACCESSIBLE.
5. INSTALL WASTE/RECYCLING ENCLOSURE PER DETAIL 3/L-501.
6. INSTALL MONUMENT SIGN PER DETAIL 1/L-501. DEVELOPER TO PROVIDE CODE COMPLIANT SIGN AT LATER DATE.
7. INSTALL CONCRETE ACCESSIBLE RAMP PER DETAIL 5/L-500.
8. INSTALL CONCRETE SIDEWALK PER DETAIL 4/L-500.
9. INSTALL ASPHALT PAVEMENT PARKING PER DETAIL 11/L-500.
10. INSTALL CONCRETE CURB PER DETAIL 12/L-500.
11. INSTALL MAINTENANCE STRIP PER DETAIL 9/L-500.
12. OWNER TO PROVIDE 6' PICNIC TABLE OR APPROVED EQUAL TABLE FOR SEATING AREAS.
13. INSTALL KNOX BOX PER ARCHITECTURAL DRAWINGS, VILLAGE OF N. SYRACUSE FIRE DEPARTMENT TO APPROVE FINAL LOCATION (PAUL LINNERTZ : LINNERTZP@GMAIL.COM).

## SIGN SCHEDULE

| KEY | SIGN PLATE | | SIGN SIZE MOUNTING HT. | N.Y.S.D.O.T. MUT.C.D. NO. / COMMENTS |
|---|---|---|---|---|
| A | RESERVED PARKING | RESERVED PARKING W/ ACCESSIBLE SYMBOL | 12" X 18" 7'-0" HT. | SIGN NO: R4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER. COMMENTS: |
| B | NO PARKING ANY TIME | NO PARKING ANY TIME | 12" X 18" 7'-0" HT. | SIGN NO: - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER |
| C | STOP | STOP SIGN | 30" X 30" 7'-0" HT. | SIGN NO: R1-1 COLORS: COMMENTS: |

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN PER DETAIL 2/L-501 FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

1 L-300 LAYOUT AND PLANTING PLAN

0 20 40 60 SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

# ROUTE 11 APARTMENTS
## 444 S. MAIN ST., NORTH SYRACUSE, NY

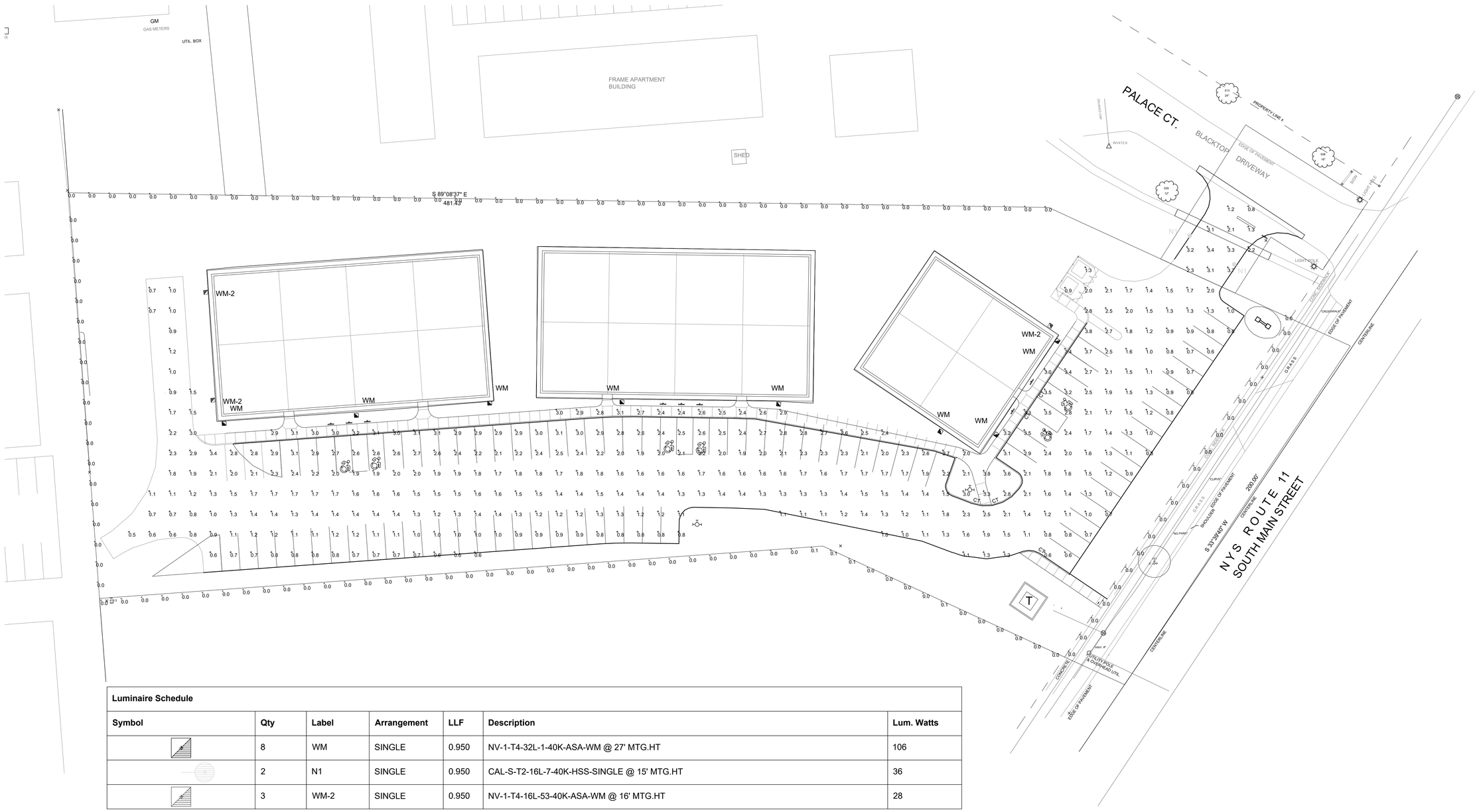
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| PLANNING BOARD UPDATES- JULY 30,'20 |
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| Drawn By: | V.E.R. |
| Checked By: | S.L.F. |
| KFA Proj. No.: | 40020 |
| Date: | JUNE 11, 2020 |
| Scale: | AS NOTED |

Title:

**LAYOUT AND PLANTING PLAN**

**L-300**




| Luminaire Schedule | | | | | | |
|---|---|---|---|---|---|---|
| **Symbol** | **Qty** | **Label** | **Arrangement** | **LLF** | **Description** | **Lum. Watts** |
| | 8 | WM | SINGLE | 0.950 | NV-1-T4-32L-1-40K-ASA-WM @ 27' MTG.HT | 106 |
| | 2 | N1 | SINGLE | 0.950 | CAL-S-T2-16L-7-40K-HSS-SINGLE @ 15' MTG.HT | 36 |
| | 3 | WM-2 | SINGLE | 0.950 | NV-1-T4-16L-53-40K-ASA-WM @ 16' MTG.HT | 28 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Label** | **CalcType** | **Units** | **Avg** | **Max** | **Min** | **Avg/Min** | **Max/Min** |
| SPILL | Illuminance | Fc | 0.00 | 0.1 | 0.0 | N.A. | N.A. |
| WHOLE LOT | Illuminance | Fc | 1.78 | 3.8 | 0.5 | 3.56 | 7.60 |

444 S MAIN
NLS LIGHTING
REV 3
7/14/20

1 L-301 LIGHTING PLAN

0 20 40 60
SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001677
STATE OF NEW YORK

Client:
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Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
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315-559-0556 (Phone)

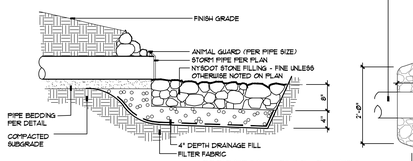
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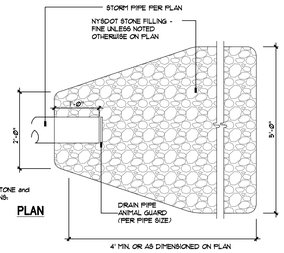
Drawn By: V.E.R.
Checked By: S.L.F.
KFA Proj. No.: 40020
Date: JUNE 11, 2020
Scale: AS NOTED
Title:

LIGHTING PLAN

L-301




LONGITUDINAL SECTION

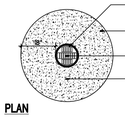



PLAN

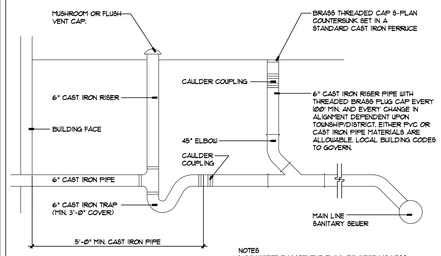
4" MIN. OR AS DIMENSIONED ON PLAN

1. RIP RAP STONE SHALL BE ANGULAR LIMESTONE and MEET THE FOLLOWING NYSDOT SPECIFICATIONS:
   - 620.02.03 STONE FILL - FINE
   - 620.02.03 STONE FILL - LIGHT

27 L-500 **PIPE END (4" OR 6" DIA.)**
NOT TO SCALE — 33-4000-40B



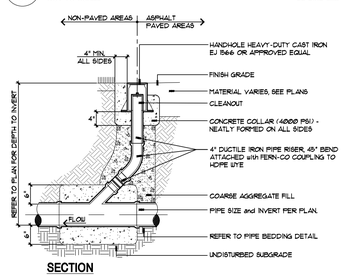

PLAN




NOTES
1. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
2. MINIMUM DEPTH OF COVER IS 3'-0"
3. COVER FOR CLEANOUTS LOCATED IN PAVED AREAS TO BE NEENAH FOUNDRY SERIES 1518 OR APPROVED EQUAL.

## COMMERCIAL SERVICE TRAP and VENT (IN LAWN AREAS)

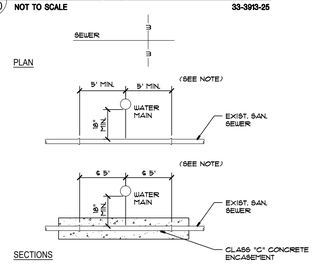
26 L-500 NOT TO SCALE — 33-3913-02B




SECTION

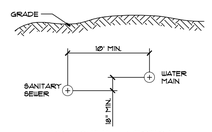
## CLEANOUT (CO)

25 L-500 NOT TO SCALE — 33-3913-25




NOTE:
IF DISTANCE FROM WATER MAIN TO SEWER JOINT IS LESS THAN 9' MIN., THEN THE SEWER PIPE SHALL BE ENCASED IN CONCRETE, 10" ON BOTH SIDES OF WATER MAIN.

SANITARY SEWER & WATER MAIN CROSSING

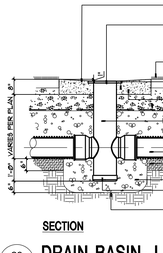



PARALLEL SANITARY SEWER & WATER MAIN

NOTE:
SEPARATION DISTANCES LISTED FOR SANITARY SEWERS ALSO APPLY TO STORM SEWERS, AS IDENTIFIED ON THE PLANS.

## SEPARATION BETWEEN SEWER AND WATER LINES

24 L-500 N.T.S. — 33-3913-07




SECTION

## DRAIN BASIN- LIGHT DUTY (DB-LD)

23 L-500 NOT TO SCALE — 33-4000-06A




PLAN




NOTES:
1. ALL SECTIONS TO BE STANDARD REINFORCED CONCRETE.
2. INSTALL NON-SHRINK GROUT IN ALL SECTION JOINTS.
3. FOR SEWERS 8" THROUGH 12" IN DIAMETER.

SECTION

## SANITARY MANHOLE

22 L-500 NOT TO SCALE — 33-3913-01B

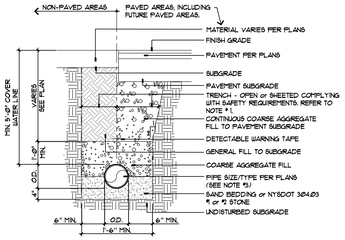



NOTES:
1. ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-20 LOADING.
2. ADD PRECAST CONCRETE RISER(S) AS REQUIRED.
3. PROVIDE SOLID COVER WHERE INDICATED ON PLANS.

SECTION

## STORM INLET (SI)

21 L-500 NOT TO SCALE — 33-4000-01A

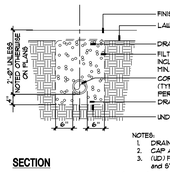



SECTION

NOTES:
1. TRENCH DEPTHS, WIDTHS, SHEETING, SHORING, BRACING and CUTBACK SLOPES TO BE DETERMINED BY THE CONTRACTOR and COMPLY WITH OSHA, NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE and ALL OTHER APPLICABLE SAFETY STANDARDS.
2. REFER TO PLAN FOR PAVED and NON PAVED DETAILS.
3. INSTALL TRACER WIRE AROUND WATER LINE. TRACE WIRE SHALL BE #2 AWG COPPER CLAD STEEL, HIGH STRENGTH, WITH MINIMUM 4540 LB BREAK LOAD WITH MINIMUM 30 MIL. HDPE INSULATION THICKNESS.

## PIPE BEDDING

20 L-500 NOT TO SCALE — FOR STORM, SANITARY, AND WATER PIPE — 33-4000-20A

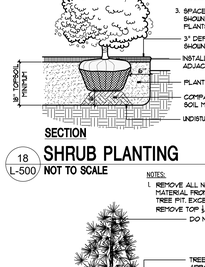



SECTION

NOTES:
1. DRAIN FOR FOOTING/LEEPS SIMILAR.
2. CAP ALL FREE ENDS.
3. (UD) FOR USE IN ALL CATCH BASINS and STORM INLETS.

## UNDERDRAIN (UD)

19 L-500 NOT TO SCALE — 33-4000-21




SECTION

## SHRUB PLANTING

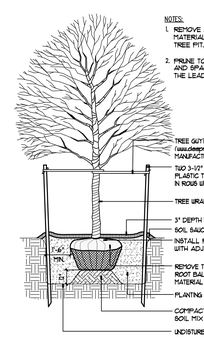
18 L-500 NOT TO SCALE — 32-9300-02




SECTION

## EVERGREEN PLANTING

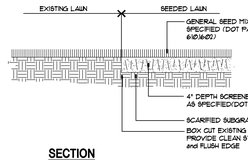
17 L-500 NOT TO SCALE — 32-9300-03




SECTION

## TREE PLANTING (DOT PAY ITEM 9102850)

16 L-500 NOT TO SCALE — 32-9300-01

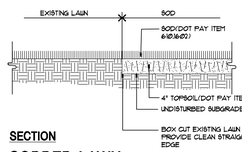



SECTION

## SEEDED LAWN

FOR SLOPES LESS THAN 1V:4H AS INDICATED ON PLANS

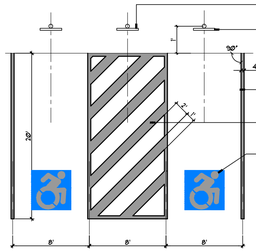
15 L-500 NOT TO SCALE — 32-9200-01A




SECTION

## SODDED LAWN

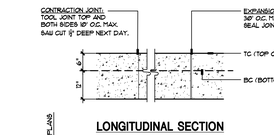
14 L-500 NOT TO SCALE — 32-9200-01B




PLAN

## RESERVED PARKING STALL

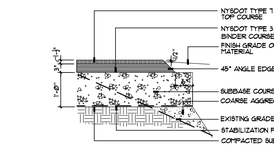
13 L-500 NOT TO SCALE — 32-1723-01




SECTION

## CONCRETE CURB and SIDEWALK

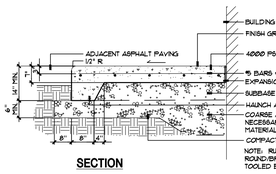
12 L-500 NOT TO SCALE — 32-1313-04A




SECTION

## ASPHALT PAVEMENT - PARKING

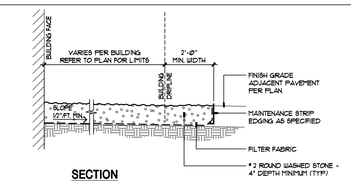
11 L-500 NOT TO SCALE — 32-1216-02




SECTION

## CONCRETE PAVEMENT - HEAVY DUTY @ BUILDING

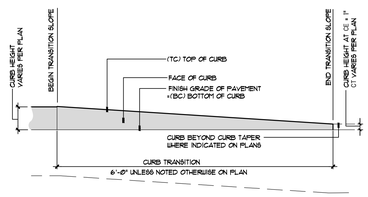
10 L-500 NOT TO SCALE — 32-1313-13C




SECTION

## MAINTENANCE STRIP - TYPE 1 (MS)

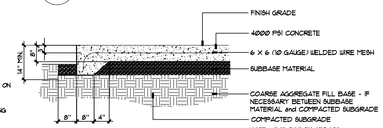
9 L-500 NOT TO SCALE — 33-4000-51A




ELEVATION

## CURB ENDING/TAPER (CE/CT)

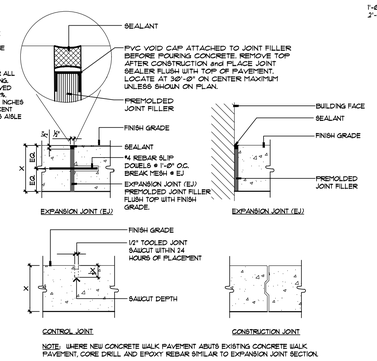
8 L-500 NOT TO SCALE — 32-1313-07




SECTION

## WASTE ENCLOSURE PAD- HEAVY DUTY

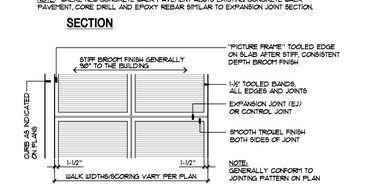
7 L-500 NOT TO SCALE — 32-1313-02D



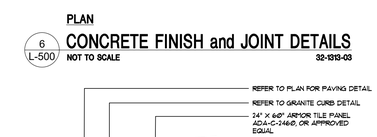

PLAN

## CONCRETE FINISH and JOINT DETAILS

6 L-500 NOT TO SCALE — 32-1313-03



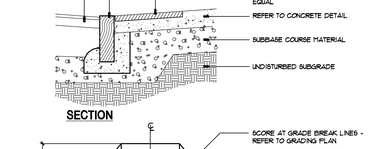

SECTION



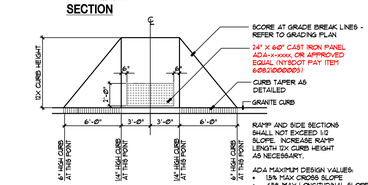

PLAN

## ACCESSIBLE RAMP - CONCRETE

5 L-500 NOT TO SCALE — 32-1313-09E




SECTION



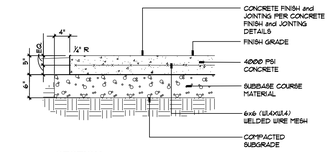

PLAN

RAMP and SIDE SECTIONS SHALL NOT EXCEED 1:12 SLOPE. INCREASE RAMP LENGTH TO CURB HEIGHT AS NECESSARY.

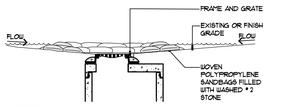
ADA MAXIMUM DESIGN VALUES:
- 1.5% MAX CROSS SLOPE
- 4.5% MAX LONGITUDINAL SLOPE
- 7.5% MAX RAMP SLOPE

## CONCRETE PAVEMENT

4 L-500 NOT TO SCALE — 32-1313-01

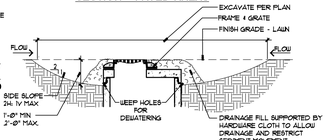



SECTION




NOTES:
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER SANDBAG PLACEMENT.
2. SANDBAGS TO BE PLACED ON EXISTING GRADE AND STACKED IF NECESSARY TO ELIMINATE DEBRIS FROM ENTERING STRUCTURE.
3. CONTRACTOR SHALL USE A WOVEN POLYPROPYLENE SANDBAG FILLED WITH DRAINAGE FILL (WASHED #2 STONE) OR AN APPROVED EQUAL.
4. CONTRACTOR SHALL MAINTAIN, REPAIR and REPLACE DAMAGED OR WORN SANDBAGS.

## SECTION - PAVED AREAS

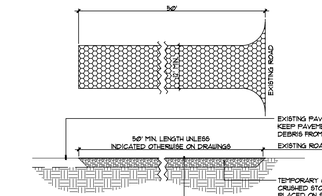



NOTES:
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY DRAINAGE FILL (GRAVEL).
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY and STABILIZE WITH PERMANENT SEEDING.
5. MAXIMUM DRAINAGE AREA 1 ACRE
6. CONTRACTOR THAT UTILIZE ANY APPROPRIATE STORM DRAIN INLET MEASURE WHICH COMPLIES WITH NYS STANDARDS 4 SPECIFICATIONS FOR EROSION 4 SEDIMENT CONTROL. REFER TO SWPPP, SECTION 1 FOR NYS STANDARDS 4 SPECIFICATIONS FOR STORM DRAIN INLET PROTECTION.
7. AFTER TOPSOIL and FINE GRADING, CONTRACTOR SHALL PLACE 10' x 10' SQUARE OF SOD AROUND STRUCTURE.

## SECTION - UNPAVED AREAS

## DRAINAGE STRUCTURE PROTECTION

3 L-500 NOT TO SCALE — 31-1001-02



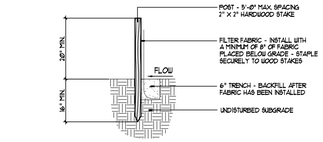

NOTE: UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL IN AREAS WHERE FREQUENT ON-SITE/OFF-SITE TRAFFIC OCCURS

NOTES:
1. WIDTH-TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
2. FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
3. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
4. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
6. REFER TO SWPPP, SECTION 1 FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.

SECTION

## CONSTRUCTION ENTRANCE (MUDRACK)

2 L-500 NOT TO SCALE — 31-1001-04




NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE:
   - POSTS: STEEL EITHER 'T' OR 'U' TYPE OR 2" HARDWOOD
   - FENCE: WOVEN WIRE 14-1/2 GA., 6" MAX. MESH OPENING.
   - FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
   - PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
6. REFER TO NYS STANDARDS 4 SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

SECTION

## SILT FENCE (SF)

1 L-500 NOT TO SCALE — 31-1001-01


KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981


REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

# ROUTE 11 APARTMENTS

444 S. MAIN ST., NORTH SYRACUSE, NY

| REVISIONS |
|---|
| COMMENT LETTER UPDATES- JULY 15,'20 |
| PLANNING BOARD UPDATES- JULY 30,'20 |
| PLANNING BOARD UPDATES- AUG. 14,'20 |
| PLANNING BOARD UPDATES- AUG. 20,'20 |
| ENG. UPDATES- SEPT. 24,'20 |

| | |
|---|---|
| Drawn By: | V.E.R. |
| Checked By: | S.L.F. |
| KFA Proj. No.: | 40020 |
| Date: | JUNE 11, 2020 |
| Scale: | AS NOTED |
| Title: | |

**DETAILS**

**L-500**

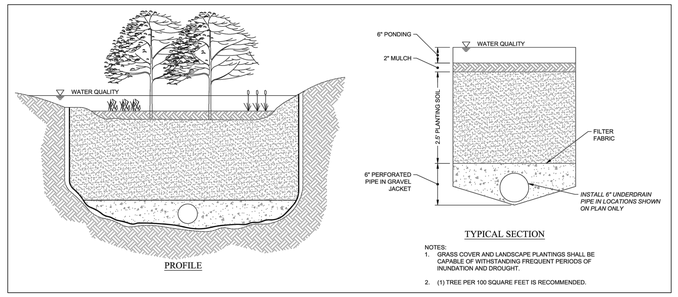
KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6209 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

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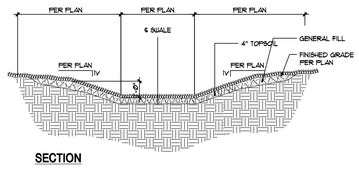
Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

# ROUTE 11 APARTMENTS
## 444 S. MAIN ST., NORTH SYRACUSE, NY

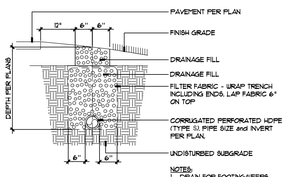



NOTES:
1. GRASS COVER AND LANDSCAPE PLANTINGS SHALL BE CAPABLE OF WITHSTANDING FREQUENT PERIODS OF INUNDATION AND DROUGHT.
2. (1) TREE PER 100 SQUARE FEET IS RECOMMENDED.

8 L-501 **BIORETENTION AREA**

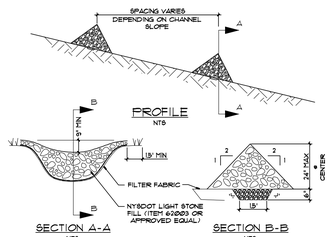



7 L-501 **GRASS-LINED SWALE**
NOT TO SCALE 33-4000-74a




NOTES:
1. DRAIN FOR FOOTING/SEEPS SIMILAR. CAP ALL FREE ENDS.
2. PROVIDE RODENT SCREEN AT PIPE ENDS WHICH DAYLIGHT.

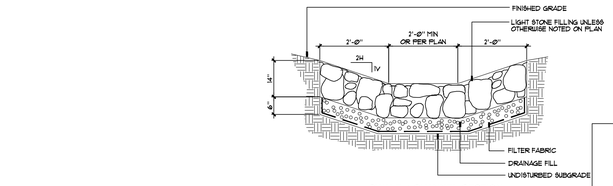
6 L-501 **PEA GRAVEL DIAPHRAGM**
NOT TO SCALE 33-4000-27




NOTES:
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. MAXIMUM DRAINAGE AREA 2 ACRES.
7. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

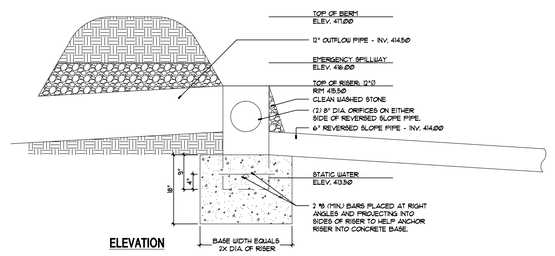
SECTION

10 L-501 **ROCK CHECK DAM**
NOT TO SCALE 31-1001-06



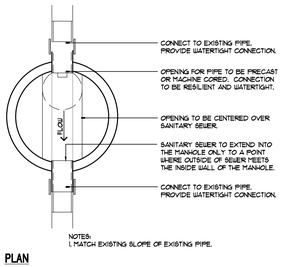

NOTE: FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 5' OR LARGER.

9 L-501 **FLARED END SECTION**
NOT TO SCALE 33-4000-40



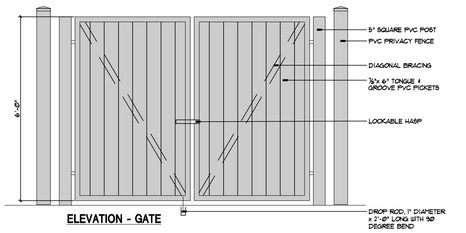

NOTES:
1. THE CONCRETE BASE SHALL BE POURED IN SUCH A MANNER TO INSURE THAT THE CONCRETE FILLS THE BOTTOM OF THE RISER TO THE INVERT OF THE OUTLET PIPE TO PREVENT THE RISER FROM THE BREAKING AWAY FROM THE BASE.
2. WITH ALUMINUM OR ALUMINIZED PIPE, THE EMBEDDED SECTION MUST BE PAINTED WITH CROMATE OR EQUIVALENT.
3. RISER BASE MAY BE SIZED AS COMPUTED USING FLOTATION WITH A FACTOR OF SAFETY OF 1.2.

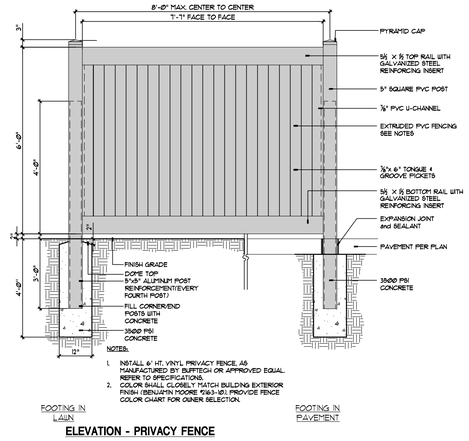
11 L-501 **STORMWATER BASIN OUTLET CONTROL STRUCTURE**
NOT TO SCALE 33-4000-09B




NOTES:
1. MATCH EXISTING SLOPE OF EXISTING PIPE.

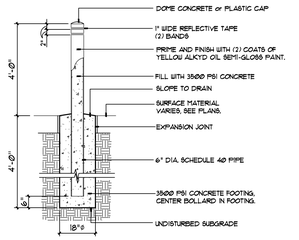
5 L-501 **SANITARY MANHOLE-EXISTING PIPE CONNECTION**
NOT TO SCALE 33-3913-01B



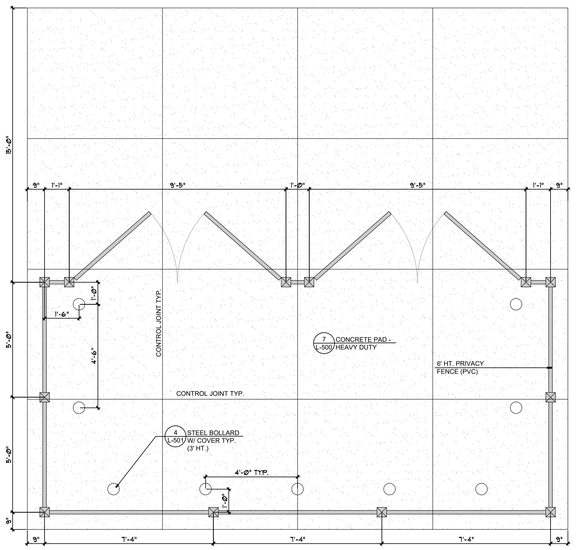



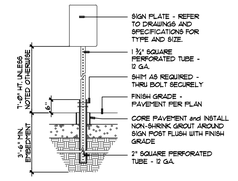

NOTES:
1. INSTALL 6' HT. VINYL PRIVACY FENCE, AS MANUFACTURED BY BUFFTECH OR APPROVED EQUAL. REFER TO SPECIFICATIONS.
2. COLOR SHALL CLOSELY MATCH BUILDING EXTERIOR FINISH (BENJAMIN MOORE #363-10). PROVIDE FENCE COLOR CHART FOR OWNER SELECTION.

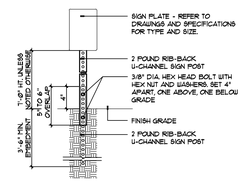
3 L-501 **WASTE/RECYCLING ENCLOSURE - VINYL**
NOT TO SCALE 32-4001-02




4 L-501 **STEEL BOLLARD**
NOT TO SCALE 32-4000-06A




NOTES:
1. FABRICATE SIGN PANELS OF .080 ALUMINUM.
2. ALL SIGNS SHALL BE FASTENED TO OR MOUNTED ON POST WITH GALVANIZED BOLTS, NUTS AND WASHERS.
3. FOR FURTHER INFORMATION, REFER TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. COORDINATE SIGN LOCATION TO AVOID UTILITIES.

2 L-501 **TRAFFIC CONTROL SIGN**
NOT TO SCALE 32-4000-01

**PROOF**

Attached, please find a mock-up for you to review. **REVIEW IT CAREFULLY** as it will be used to produce your order. Reply with any changes and/or approval. Any change made to this proof may affect the final price and production time of the project. Clearly mark any change and advise if a new proof is required. ***PRODUCTION WILL NOT BEGIN UNTIL WE RECEIVE APPROVAL ON THE DESIGN.***




716-668-6400
Toll Free 888-668-0188
www.qualityquicksigns.com

1 L-501 **MONUMENT SIGN - TO BE NAMED APARTMENTS**

| REVISIONS |
|---|
| COMMENT LETTER UPDATES- JULY 15,'20 |
| PLANNING BOARD UPDATES- JULY 30,'20 |
| PLANNING BOARD UPDATES- AUG. 14,'20 |
| PLANNING BOARD UPDATES- AUG. 20,'20 |
| ENG. UPDATES- SEPT. 24,'20 |

| | |
|---|---|
| Drawn By: | V.E.R. |
| Checked By: | S.L.F. |
| KFA Proj. No.: | 40020 |
| Date: | JUNE 11, 2020 |
| Scale: | AS NOTED |

Title:

**DETAILS**

**L-501**

Palace Court
Apartment

# PROPOSED 24 UNIT APARTMENT BLDG.

NORTH SYRACUSE, NEW YORK

## FRONT ELEVATION

NOT TO SCALE

RAV
ARCHITECT P.C.
7515 Morgan Road
Liverpool, NY 13090
Ph:315-472-9848
Fax:315-472-9876
Email: rwater@cdtcad.com

## 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:<br>Route 11 Apartments | | |
| Project Location (describe, and attach a general location map):<br>444 S. Main St. North Syracuse, NY 13212 | | |
| Brief Description of Proposed Action (include purpose or need):<br>New construction of (3) Multi-family residential buildings with approximately 60 units. A 90 parking space lot will be constructed along with utilities, stormwater management, and green space. Waste enclosures will be constructed and provided for residents. A proposed drive is located along S. Main St. and will relocate the existing curb cut. NYSDOT permit is required for the new driveway access. | | |
| Name of Applicant/Sponsor:<br>Brolex Properties, LLC | Telephone: (315) 559-0556<br>E-Mail: | |
| Address: 5912 N. Burdick St. | | |
| City/PO: Manlius | State: NY | Zip Code: 13057 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Keplinger Freeman Associates | Telephone: (315) 445-7980<br>E-Mail: | |
| Address:<br>6320 Fly Rd. Suite 109 | | |
| City/PO:<br>East Syracuse | State:<br>NY | Zip Code:<br>13057 |
| Property Owner (if not same as sponsor):<br>444 South Main Street, LLC | Telephone:<br>E-Mail: | |
| Address:<br>6709 Brooklawn Pkwy | | |
| City/PO: Syracuse | State: NY | Zip Code: 13211 |

**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 Commission | 5/21/2020 |
| c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No | | |
| d. Other local agencies ☐Yes ☑No | | |
| e. County agencies ☑Yes ☐No | SOCPA | 4/08/2020 |
| f. Regional agencies ☑Yes ☐No | OCWA, OCWEP | 5/21/2020 |
| g. State agencies ☑Yes ☐No | NYSDOT, NYSDEC | 5/21/2020 |
| 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?
C-2: 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 - Cicero School District

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

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

d. What parks serve the project site?
Lonergran 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)? Multi-Family Residential

b. a. Total acreage of the site of the proposed action? 2.39 acres
b. Total acreage to be physically disturbed? 2.39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? XXXX 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 | | | | 54 |
| At completion of all phases | | | | 54 |

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 Management

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

*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: TBD 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): 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): _____

*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: 13,200 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
- 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: 13,200 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

_____

*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 WWTP
- 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?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. Roof Leader 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)?

On-Site Stormwater Management Facility -

- 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: _____
- 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 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: _____ 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:

Village Atmosphere. Mixture of uses.

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 | 1.29 | +1.29 |
| • Forested | 2.39 | 0 | -2.39 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | .92 | +.92 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | .18 | +.18 |
| • Wetlands (freshwater or tidal) | 0 | | |
| • Non-vegetated (bare rock, earth or fill) | 0 | | |
| • 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:

North Syracuse Junior High School

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): Several reported along Main St. Corridor

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

Spills have been cleaned.

*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:

| | |
|---|---|
| NgA | 53.6 % |
| AlB | 34.8 % |
| MtA | 11.6 % |

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils:
☑ Well Drained: 34.8 % of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 65.2 % 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: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, Birds
Squirrels
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: Cicero Swamp Wildlife Management Area, 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.): Wildlife Management Area

*iii.* Distance between project and resource: 5 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.

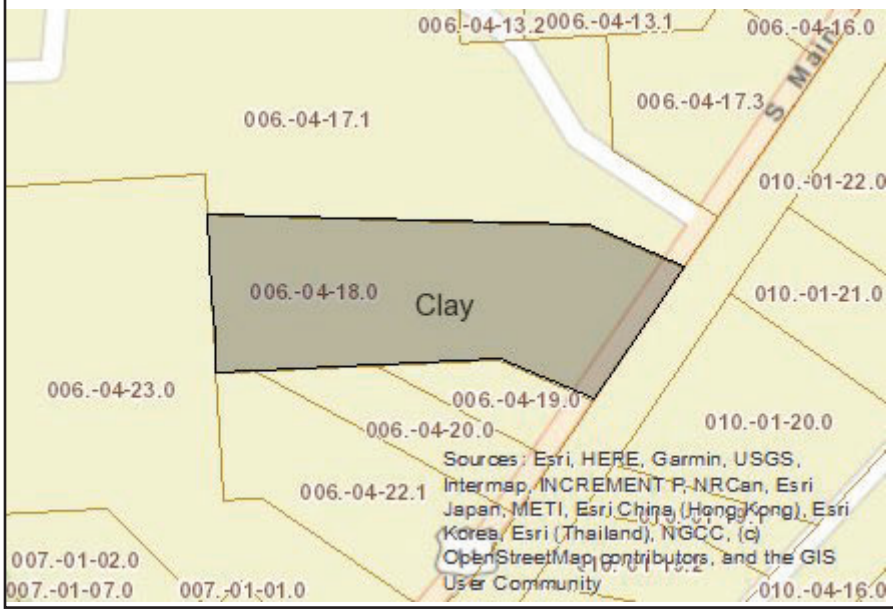
Applicant/Sponsor Name Keplinger Freeman Associates - Scott Freeman Date 03/13/2020

Signature Scott Freeman Title Landscape Architect

**PRINT FORM**

# EAF Mapper Summary Report

Friday, March 13, 2020 10:44 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] | 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 |

## Draft Project Summary

4/7/2021

| | | | |
|---|---|---|---|
| **1. Project** | **UR-Ban Villages PFA, LLC** | **2. Project Number** | **3101-21-07A** |
| **3. Location** | Salina | **4. School District** | Liverpool Central School District |
| | | **6. Project Type** | Demolition, Construction , Renovation and addition to current facilities |
| **5. Tax Parcel(s)** | 086.-01-15.2 | **Village** | - |

| | | |
|---|---|---|
| **7.Total Project Cost** | **$** | **15,544,899.00** |
| Land | $ | 1,000,000 |
| Site Work | $ | 2,054,755 |
| Building | $ | 11,460,144 |
| Furniture & Fixtures | $ | - |
| Equipment | $ | 350,000 |
| Equipment Subject to NYS Production Exemption | $ | - |
| Engineering/Architecture Fees | $ | 680,000 |
| Financial Charges | $ | - |
| Legal Fees | $ | - |
| Other | $ | - |

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

## Cost Benefit Analysis

**UR-Ban Villages PFA, LLC**

| | **Fiscal Impact ($)** |
|---|---|
| **Estimated Abatement Cost** | **$2,369,054** |
| Sales Tax Abatement | $1,163,592 |
| Mortgage Recording Tax Abatement | $116,587 |
| Real Property Tax Relief | $1,088,875 |
| **New Investment** | **$36,541,397** |
| PILOT Payments | $1,089,186 |
| Project Wages (10 years) | $3,330,000 |
| Construction Wages | $17,412,000 |
| Employee Benefits (10 years) | $0 |
| Project Capital Investment | $14,514,899 |
| Agency Fees | $195,311 |
| **Benefit:Cost Ratio** | **15.42 :1** |

## Project Description

UR-Ban Villages PFA, LLC is proposing to redevelop the 13 acre site at 100 Buckley Road. This summary sheet and corresponding PILOT schedule only applies to Phase 1. Phase 1 is 88 units.

# Draft Ur-ban Villages PFA, LLC PILOT 4/7/2021

A) PILOTS Estimate Table Worksheet

for **10** years

| | | | | | |
|---|---|---|---|---|---|
| **OCIDA estimate of current market value** | | | | | $ 326,700 |
| **Projected investment** | | | | | $ 11,460,144 |
| **OCIDA estimate of increase in value** | | | | | $ 4,840,000 |
| **OCIDA estimated value after project is completed** | | | | | $ 5,166,700 |
| **Taxes that would have been collected if the project did not occur** | | | | | $ 137,723 |
| **Scheduled PILOT payments** | | | | | $ 1,089,186 |

| PILOT YEAR | Exemption % | Onondaga County | Salina | Liverpool Central School District | Total PILOT | Full Tax Payment w/o PILOT | Net Exemption |
|---|---|---|---|---|---|---|---|
| 1 | 100% | $ 1,725 | $ 1,719 | $ 9,133 | $ 12,578 | $ 198,915 | $ 186,337 |
| 2 | 90% | $ 4,367 | $ 4,352 | $ 23,117 | $ 31,836 | $ 202,893 | $ 171,057 |
| 3 | 80% | $ 7,113 | $ 7,090 | $ 37,656 | $ 51,859 | $ 206,951 | $ 155,092 |
| 4 | 70% | $ 9,968 | $ 9,935 | $ 52,768 | $ 72,670 | $ 211,090 | $ 138,420 |
| 5 | 60% | $ 12,934 | $ 12,891 | $ 68,469 | $ 94,293 | $ 215,312 | $ 121,018 |
| 6 | 50% | $ 16,014 | $ 15,961 | $ 84,777 | $ 116,752 | $ 219,618 | $ 102,866 |
| 7 | 40% | $ 19,213 | $ 19,149 | $ 101,710 | $ 140,072 | $ 224,010 | $ 83,938 |
| 8 | 30% | $ 22,533 | $ 22,458 | $ 119,286 | $ 164,278 | $ 228,491 | $ 64,213 |
| 9 | 20% | $ 25,978 | $ 25,892 | $ 137,525 | $ 189,396 | $ 233,060 | $ 43,665 |
| 10 | 10% | $ 29,552 | $ 29,454 | $ 156,446 | $ 215,453 | $ 237,722 | $ 22,269 |
| **TOTAL** | | **$ 149,398** | **$ 148,901** | **$ 790,888** | **$ 1,089,186** | **$ 2,178,061** | **$ 1,088,875** |

| | Year | | | | | |
|---|---|---|---|---|---|---|
| | **0** | **1** | **2** | **3** | **4** | **5** |
| **Jobs** | | | | | | |
| **Current/Actuals** | 0 | | | | | |
| **Creation Goals** | | 3 | 4 | 1 | 0 | |
| **Total Employment Goals** | 0 | 3 | 7 | 8 | 8 | 8 |

**Urban Villages**

**Vision Statement**

February 18, 2021

Dear Onondaga County Industrial Development Agency,

Introduction: We respectfully request your consideration of our application for a 10-year PILOT in addition to mortgage recording and sales and use exemptions to assist in the proposed Phase 1 redevelopment of 100 Buckley Road in Liverpool, NY. This redevelopment will include environmental clean-up, site improvements, as well as renovations to the existing buildings to develop the site as a mixed development. Phase 1 includes the renovations to four buildings to include roughly 88 residential units, as well as site cleanup. Upon completion of the entire project 100 Buckley Road will be home warehouse space, rooftop restaurant, brewery and over 225 residential units.

The Pascarella Family, members of UR-ban Villages PFA, LLC and owners of a local construction and development company, as well as over 40 properties in and around the City of Syracuse, are very familiar with the site and its past. Their expertise in construction and property management would serve as a seamless fit to convert the vacant site. Their plan would be to transform the grounds from a factory to a live-in community. To restore and re-purpose the grounds along with every building on site, preserving the organic nature of its growth, and all the pieces of its past. Wrapping it with new life both inside and out. Their plan will be to transform the site into a community, into a village, an Urban Village.

Please see the below information which outlines our request:

1. Is the project being built in a blighted area? Yes.
    a. This parcel has sat largely vacant and underutilized for nearly three decades. The property has fallen into significant disrepair.
    b. The buildings have suffered significant structural damage.
    c. The property is highly visible from the Hiawatha Blvd Bridge off 81 Northbound and is a blight.
2. Is the housing fulfilling an unmet need in the area? Yes
    a. Redevelopment of a local landmark site.

b. Close proximity to the Village of Liverpool and City of Syracuse.

c. Upon completion will provide significant improvements to CNY's housing stock with the provision of brand-new mixed-use apartment buildings, with some units having balconies to enjoy the view of Onondaga Lake.

d. Provides an attractive live and play environment for workers from high tech companies including the new Amazon fulfilment center in Clay.

e. With close proximity to the Onondaga Lake Parkway the site plans to create a connection to the trail.

f. Close proximity and connection to the Village of Liverpool, site improvements will enhance walkability.

3. Is there a market study documenting for such housing? Onondaga County is underserved with this type of housing development/community. Urban Villages will provide its residents amenities attracting all age groups including millennials; amenities will include, covered and/or indoor parking,in unit washer and dryer, gym, elevators, custom kitchen with high end fixtures include soft close cabinetry, balconies, walking trails, onsite eateries,and closeness to essential businesses.

    a. While unit floorplans are not complete the project plans to include handicap accessible units.

    b. Fills a gap of new apartments between the abundance in Downtown Syracuse and suburban Liverpool area.

4. Is there support from local officials?

    a. Support of Colleen A. Gunnip (Town Supervisor)

    b. David M. Carnie (4th ward Town of Salina Councilor)

    c. National Grid Economic Development program

5. Does the project provide walkability to municipal centers? Yes

    a. While final site plans have not been submitted, the redevelopment includes sidewalks and a connection to the Onondaga Park trail system as well as onsite green space for recreation.

6. Is any additional county providing infrastructure necessary to service the project? No, none is needed.

In closing, UR-Ban Villages PFA, LLC is eager and excited to redevelop this site, bringing it back to a useful purpose and add to the fabric of Central New York. We ask that OCIDA provides support and acceptance of our application so that we can move forward with the redevelopment and improve our community.

Sincerely,

Vittorio Pascarella

Member

**Proposed Redevelopment of 100 Buckley Road**

Urban Villages PFA, LLC is seeking assistance from the Onondaga County Industrial Development agency to redevelop the former Will & Baumer Candle Factory, located at 100 Buckley Road in Liverpool, NY. The proposed redevelopment would address this blighted 11.5 acre property located at one of the main arteries in the Town of Salina and visible from the Hiawatha Blvd Bridge off 81 Northbound. This site has been sitting largely vacant for almost 3 decades now.

It wasn't always this way. At its height, the now desolate grounds were once beaming with life and activity. The company, founded by a German Immigrant Carpenter named Anton Will, began in the basement of his own personal home. They specialized primarily in the production of handmade religious candles. Over time, demand grew, and they eventually moved into a factory on Alvord Street. This was right around the time the Baumer name was added in the late 1880s. In 1910, growing success finally brought them to their final resting place at the crossroads of Old Liverpool, and Buckley Road. As the business grew, the factory grew, and the volume of buildings grew, organically and over time. The Site had many years of great success and has been staple in the Town of Salina ever since. Though in the ladder years, not for good reason.

The Pascarella Family, owners of a local construction and development company, as well as over 40 properties in and around the City of Syracuse, are very familiar with the site and its past. Like all residents of the Town and City, they drive by the site almost daily. For much of their lives, they'd hoped for someone or something to come along and bring the site back to life. However, it wasn't until recently, and after the last failed attempt to restart the old candle company, that opportunity arrived… right at their doorstep. They noticed a newly dispatched for sale sign posted afront that original and iconic first brick building constructed in 1910, and decided it was time to intervene.

Their expertise in construction and property management would serve as a seamless fit to convert the vacant site. Their plan would be to transform the grounds from a factory to a live-in community. To restore and re-purpose the grounds along with every building on site, preserving the organic nature of its growth, and all the pieces of its past. Wrapping it with new life both inside and out. Their plan will be to transform the site into a community, into a village, an UR-ban Village.

Due to the size of the project, Urban has divided this project into three phases that will take place over five years and is requesting assistance at this time from OCIDA for Phase 1 of the project. The first phase of the project calls an investment of roughly $15 million, this includes; $1 million for acquisition of the site, roughly $2 million for site work and demolition which includes 1 million dollar environmental cleanup. One pressing concern is the repair damage to building 1 caused by the freezing and thaw

cycle of the roof drains that blew out a corner wall, causing structural damage to the building. The budget calls for roughly $11.5 million for building construction and renovations, $350,000 for equipment and $680,000 for engineering and architecture fees.

Upon completion the first phase will bring online 88 residential units consisting of 1- and 2-bedroom units varying in square footage from 510 sf to 1,560 SF. While the exact floor plans and makeup of each apartment hasn't been set in stone, Urban is hoping to have a cross section of various layouts and sizes as well as handicap accessible units so that the residences are attractive to a cross section of tenants, including empty nesters, millennials, and many other generations. Firm layouts cannot be finalized until after the building structure has been secured and cleaned out, so the square footages may vary a little.

**Overall Project Plan**

Once plans have been approved by the Town, Urban Villages PFA plans to redevelop the site as a mixed development with warehouse space, rooftop restaurant, brewery and residential units.

The project consists of a total of eleven buildings that will be redeveloped, consisting of roughly 179,000 square feet. The project proposes the construction of over 200 residential apartments. The proposed plan also includes the redevelopment of roughly 37,000 SF commercial tenant space, 6,000 SF will be used for a leasing office and mechanical/maintenance room. Indoor parking will be available for residents.

Urban Villages PFA is eager and excited to redevelop this site, bringing it back to a useful purpose and add to the fabric of Central New York.

**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: UR-Ban Villages PFA, LLC

Applicant Address: 925 7th North Street, Liverpool, NY 13088

Phone: 315-457-1305 Fax: _____

Website: _____ E-mail: vittorio@pdm-llc.com

Federal ID#: 86-1861240 NAICS: 531190

State and Year of Incorporation/Organization: NYS 2021

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: UR-Ban Villages PFA, LLC

Federal ID#: 86-1861240

State and Year of Incorporation/Organization: NYS 2020

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

Vittorio Pascarella, Florindo Pascarella, Vincent Pascarella Family Benefit Trust

**B) Individual Completing Application:**

Name: Sarah Stephens

Title: President, SS Funding and Procurement Resources, LLC

Address: 201 Croyden Road, Syracuse, NY 13224

Phone: 315-530-2502 Fax: _____

E-mail: sarah@ssfundingresources.com

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

Name: Vittorio Pascarella

Title: Member

Address: 925 7th North Street, Liverpool, NY 13088

Phone: 315-457-1305 Cell Phone: 315-256-6817

E-mail: vittorio@pdm-llc.com

**D) Company Counsel:**

Name of Attorney: Jeffrey Schiano

Firm Name: Schiano & Germano PC

Address: 114 N. Salina Street, Syracuse, NY 13202

Phone: (315) 410-7770 Cell Phone: 315-741-8021

E-mail: jeffrey@fsgsyracuse.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: NYS

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

| Name | % of ownership |
|---|---|
| Vittorio Pascarella | 33.33 |
| Florindo Pascarella | 33.34 |
| Vincent Pascarella Family Benefit Trust | 33.33 |
| | |

**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: 0

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: 100 Buckley Road

Legal Address (if different): _____

City: Liverpool Village/Town: Salina

Zip Code: 13088 School District: Liverpool Central

Tax Map Parcel ID(s): 086.-01-15.2

Current Assessed Value: $990,000 Sq. Footage of Existing Building: 179,000

Census Tract: _____

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 _____ |

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 | 1,000,000 | 100 | 1,000,000 |
| Site Work/Demo | 2,054,755 | 100 | 2,054,755 |
| Building Construction & Renovation | 11,460,144 | 100 | 11,460,144 |
| Furniture & Fixtures | | | |
| Equipment | 350,000 | 100 | 350,000 |
| Equipment Subject to NYS Production Sales Tax | 0 | 0 | 0 |
| Engineering/Architect | 680,000 | 100 | 680,000 |
| Financial Charges | | | |
| Legal | | | |
| Other | | | |
| Management/Developer Fees | | | |
| **Total Project Cost** | 15,544,899 | | 15,544,899 |

**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 $ 15,544,899

Project refinancing: estimated amount
(for refinancing of existing debt only) $ 0

Sources of Funds for Project Costs:

1. Bank Financing $ 15,544,899
2. Equity (excluding equity that is attributed to grants/tax credits) $ 0
3. Tax Exempt Bond Issuance (if applicable) $ 0
4. Taxable Bond Issuance (if applicable) $ 0

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ 0

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 15,544,899

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: | N/A |
| Estimate the number of construction jobs to be created by this Project: | 80 est. |
| Estimate the average length of construction jobs to be created (months): | 60 est. |
| Current annual payroll at facility: | 0 |
| Average annual growth rate of wages: | 0 |
| 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: | 100% |

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 |
| Real Estate Agent/Office staff | 45,000 | 0 | 1 | 2 | | | |
| Maintenance | 45,000 | 0 | 2 | 2 | 1 | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **Job Creation Subtotal** | | | 3 | 4 | 1 | | |

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): 1,088,875

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 116,587

☑ Sales and Use Tax Exemption (4% Local, 4% State): 1,163,592

☐ 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): $ 15,544,899

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 116,587

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:

$ 14,544,899

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):

$ 1,163,592

## 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 UR-ban Villages PFA, 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 2/18/2021 (date).

Company: UR-ban Villages PFA, LLC

Representative for Contract: Vittorio Pascarella, Member

Address: 925 7th North Street City: Liverpool State: NY Zip: 13088

Phone: 315-457-1305 Email: vittorio@pdm-llc.com

Project Address: 100 Buckley Road City: Liverpool State: NY Zip: 13088

General Contractor: TBD

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: UR-ban Villages PFA, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Vittorio Pascarella, Member

Date: 2/18/2021

## 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), UR-ban Villages PFA, 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.

UR-ban Villages PFA, 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.

UR-ban Villages PFA, 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: UR-ban Villages PFA, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Vittorio Pascarella, Member

Date: 2/18/2021

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 _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

## Section X: Representations, Certifications, and Indemnification

_____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (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.

Section 1(H)

UR-Ban Villages PFA, LLC has not purchased any materials as of yet, due to the fact that construction has not commenced. It is the intention of UR-Bank Villages PFA, LLC to sources all materials locally.

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

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

# Urban Villages

BREAKDOWN of Units by BUILDING

| | Building 1 | Building 2 | Building 3A | Building 3B | Building 4a | Building 4b | Building 4c | Building 5 | Building 6 | Building 7 | Building 8 | Building N1 | Building N2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Est Construction** | $2,235,460.00 | 4,092,428.00 | 2,369,518.00 | 2,762,738.00 | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) | Anticipated (ft²) |
| Finished (ft²) | 22,432 | 43,807 | 15,191 | 17,413 | 0 | 26,656 | 5,722 | 56,570 | 6,715 | 6,500 | 6,500 | 40,000 | 40,000 |
| Unfinished (ft²)** | 7,558 | 12,844 | 12,929 | 17,413 | 16,500 | 9,730 | 2,901 | 27,245 | | | | | |
| **1 Bedrooms** | 18 | 25 | 9 | 20 | | | | | | | | | |
| Average ft² | 855 | 831 | 859 | 691 | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE | FINAL SIZE & FINAL SCOPE |
| Max ft² | 1,080 | 1,008 | 1,560 | 855 | | | | | | | | | |
| Min ft² (Studio) | 545 | 510 | 616 | 616 | | | | | | | | | |
| **2 Bedrooms** | 3 | 10 | 3 | 0 | YET | YET | YET | YET | YET | YET | YET | YET | YET |
| Average ft² | 1,272 | 1,174 | 650 | -- | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED | TO BE DETERMINED |
| Max ft² | 1,299 | 1,301 | 667 | 0 | | | | | | | | | |
| Min ft² | 1,223 | 1,113 | 616 | 0 | | | | | | | | | |
| **Loft / Commercial*** | | 11 | 0 | 0 | | | | | | | | | |
| Average ft² | | 343 | -- | -- | | | | | | | | | |
| Max ft² | | 621 | 0 | 0 | | | | | | | | | |
| Min ft² | | 286 | 0 | 0 | | | | | | | | | |
| **Total(s) Units** | 21 | 35 | 12 | 20 | INTENDED USE | INTENDED USE | INTENDED USE | INTENDED USE | INTENDED USE | INTENDED USE | INTENDED USE | INTENDED USE | INTENDED USE |
| Average ft² | 915 | 929 | 807 | 691 | | | | | | | | | |
| Primary Usage | Apartments | Apartments | Apartments | Apartments | Parking | Apartments | Apartments | Apartments | Common | Brewery | Parking | Mixed Use | Apartments |
| | **Phase 1** | **Phase 1** | **Phase 1** | **Phase 1** | **Phase 2** | **Phase 2** | **Phase 2** | **Phase 3** | **Phase 2** | **Phase 3** | **Phase 2** | **Phase 3** | **Phase 3** |

*Not Included In Total Unit Counts

**Typically Indicates Indoor or Covered Parking




# URBAN Villages

## FEASIBILITY REPORT

100 BUCKLEY ROAD, TOWN OF SALINA, NEW YORK 13088

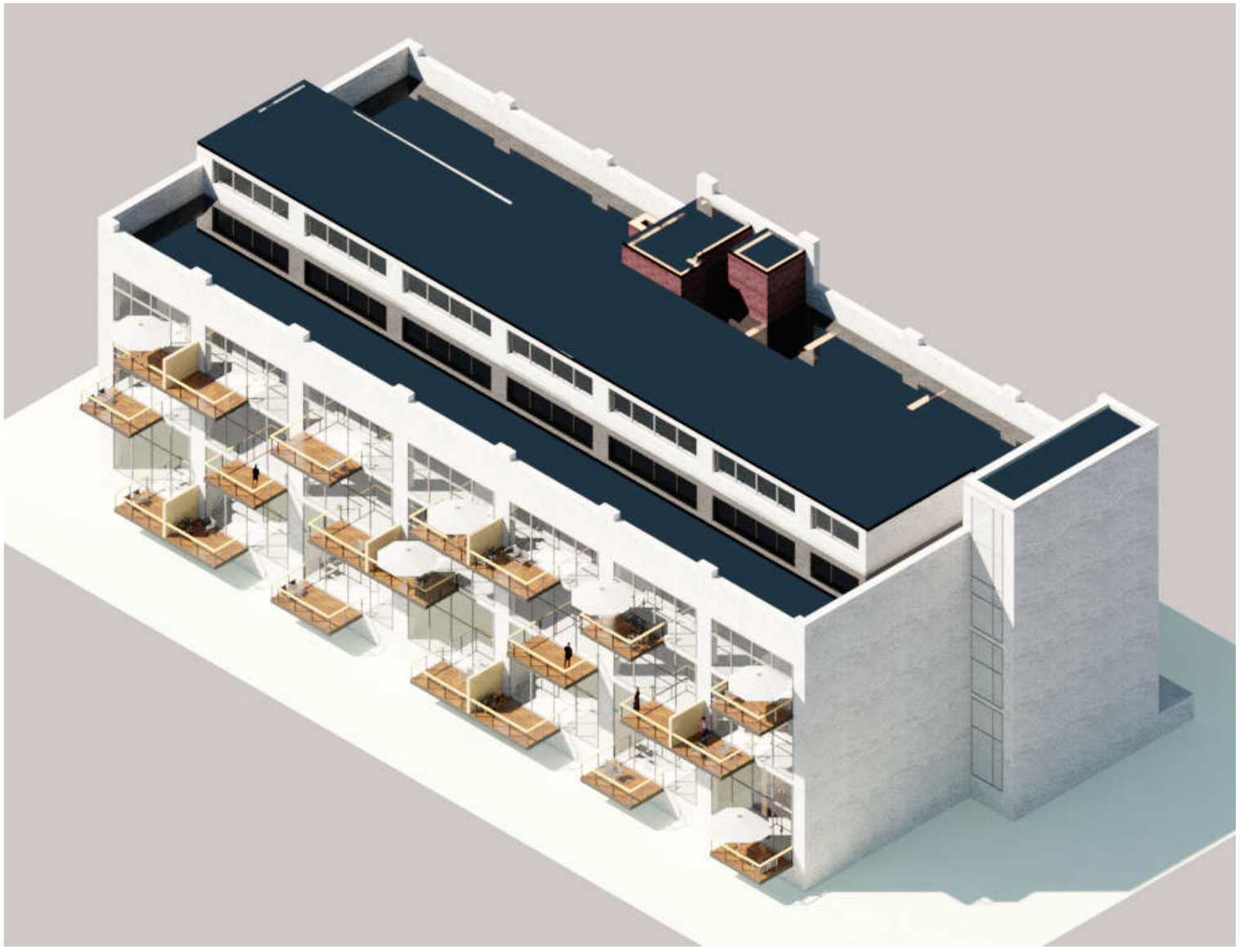
BROUGHT TO YOU BY:

PDM ESTATES·LLC

PASCARELLA DEVELOPMENT & MANAGEMENT, LLC

CE Calocerinos Engineering, PLLC

LaBella Powered by partnership.



# the Urban Villages

100 BUCKLEY ROAD, TOWN OF SALINA, NEW YORK



LaBella
Powered by partnership.


North
W
E
South
Intersection
Street Scape
Buffer
Public
Street Scape
Buffer
3A
3B
1
2
lake view
city view
4B
5
4A
4C
6
Common Core
8
7
new 1
new 2
new garage
Main traffic flow
Street Scape
main entry
Nature
Nature
Private
Work
Labella
The Story
The Ur-Ban Villages
"what do people dislike about apartments"
the first they last life on a patient:
- temporary
- rental attitude
- not neighborly
Lifestyles
the Ur-Ban - millennial
sub Ur-Ban - families
Ex Ur-Ban - empty nesters
Village
- town center
- Green spaces
- main traffic flow
side streets
- nature trail / fitness
Parking
old/new
three "R's"
Recycle
Refurb
Repurpose
new urbanism
Urban feel
multiple
Lifestyle
Ur-ex-sub
sub urban
parking
Livability
Space
retrofit
sustainability
-greens
-solar


Buckley Road
ONE WAY EXIT
ONE WAY
AVENUE
3A
28/28
3B
22/44
1
14/14
COMMON
2
24/24
4A
20/32
4B
5
28/28
6
COMMON
0/0
SPORT FIELD
SPORT COURT
7
12/0
NEW 1
18/40
NEW 2
18/40
8
20
4C
12/12
27
RAMP UP
RAMP DN
LINEAR PARK
SEWER EASEMENT
WETLANDS
WALKING TRAIL
POND
BILLBOARD
NORTH
SOUTH
W
E
APPROX. UNITS
14/14
APPROX parking in the building
7 - OUTSIDE PARKING
4C 12 12 0
NEW UNITS
EXISTING UNITS
OUTSIDE PKG.
1 NEW - 18 20 21
2 NEW - 18 20 10
NEW GARAGES 0 22
EXISTING UNITS
OLD 160 - 222 - 68
NEW 36 - 88 - 31
196 310
383
Schematic Site plan
6/9/2020
1"=40'-0"
Labella




## SITE DATA

| | | |
|---|---|---|
| APPLICANT: | URBAN VILLAGES PFA, LLC<br>925 SEVENT NORTH STREET<br>LIVERPOOL, NEW YORK 13088 | |
| OWNER: | | SYRACUSE GATEWAY HOLDINGS, LLC<br>93 LAMAY CRES<br>SCARBOROUGH, ONTARIO M1X1J4<br>CANADA |
| AREA: | PARCEL #086.-01-15.2<br>PARCEL #001.2-02-23.0 | 11.50± AC (TOWN OF SALINA)<br>1.54± AC (CITY OF SYRACUSE) |
| | TOTAL AREA | 13.04± AC |
| ZONE: | 086.-01-15.2 (SALINA) | I-1, INDUSTRIAL<br>w/ REPURPOSING & REUSE<br>OVERLAY DISTRICT |
| | 001.2-02-23.0 (SYRACUSE) | IA, INDUSTRIAL |

| BUK AREA REGULATIONS: | REQUIRED | PROVIDED |
|---|---|---|
| LOT | | |
| MINIMUM AREA: | 20,000 SF | 568,291 SF |
| MINIMUM WIDTH: | 100' | 977.20' ± |
| MINIMUM DEPTH: | N/A | 802.69' ± |
| COVERAGE, MAXIMUM (BUILDING) | 50% | 138,800 SF (24.4%, EXISTING)<br>33,600 SF (5.9%, NEW)<br>172,400 SF (30.3% TOTAL) |
| YARD | | |
| FRONT YARD | 50' | 15.24' (MIN, EX BLDG 3A) |
| SIDE YARD | 20' | 47' ± |
| REAR YARD | 20' | 25' MIN. |
| STRUCTURE REQUIREMENTS | | |
| HEIGHT, MAXIMUM | 45' | 53' ± (EX BLDG 2) |
| PARKING: | | |
| DIMENSIONS: | | |
| AISLES | 20' (MIN) | 20' MIN. |
| PARKING STALL | 9' x 19' (MIN) | 9' x 19' |
| LOADING SPACE | 15' x 50' | NA |
| SPACES REQUIRED | | |
| RESIDENTIAL (2/DU) | 500 | 190 (EXTERIOR) |
| RESTAURANT (1 / 80 SF GFA) | 50 | 51 (EXTERIOR "IN-RESERVE")<br>329 (INDOOR) |
| TOTAL | 550 | 570 (519 + 51 IN RESERVE) |
| OTHER USES AS PERMITTED | REFER TO §235-31 | |

A1 CONCEPT PLAN
SCALE: 1" = 50'-0"

0 50 100

Calocerinos Engineering, PLLC
P.O. Box 2187
Syracuse, New York 13220
Phone: (315)214-5861
Fax: (315)214-5904

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Urban VILLAGES
100 Buckley Road
Liverpool, New York 13088
Tax Parcel ID #086.-01-15.2

For:

Urban Villages PFA, LLC
925 Seventh North Street
Liverpool, New York 13088

Town of Salina,
Onondaga County, New York

| MARK | DATE | DESCRIPTION |
|---|---|---|

REVISIONS

| | |
|---|---|
| PROJECT NO: | 1039.002 |
| DATE: | 12.10.2020 |
| DRAWN BY: | MPD |
| DESIGNED BY: | S. CALOCERINOS, P.E. |
| CHECKED BY: | S. CALOCERINOS, P.E. |

NO ALTERATION PERMITTED HERON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

CIVIL

CONCEPT PLAN

1 OF 1

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Bldg. 3A
Bldg. 1
PARKING
NEW 1
STREET SCAPE A'

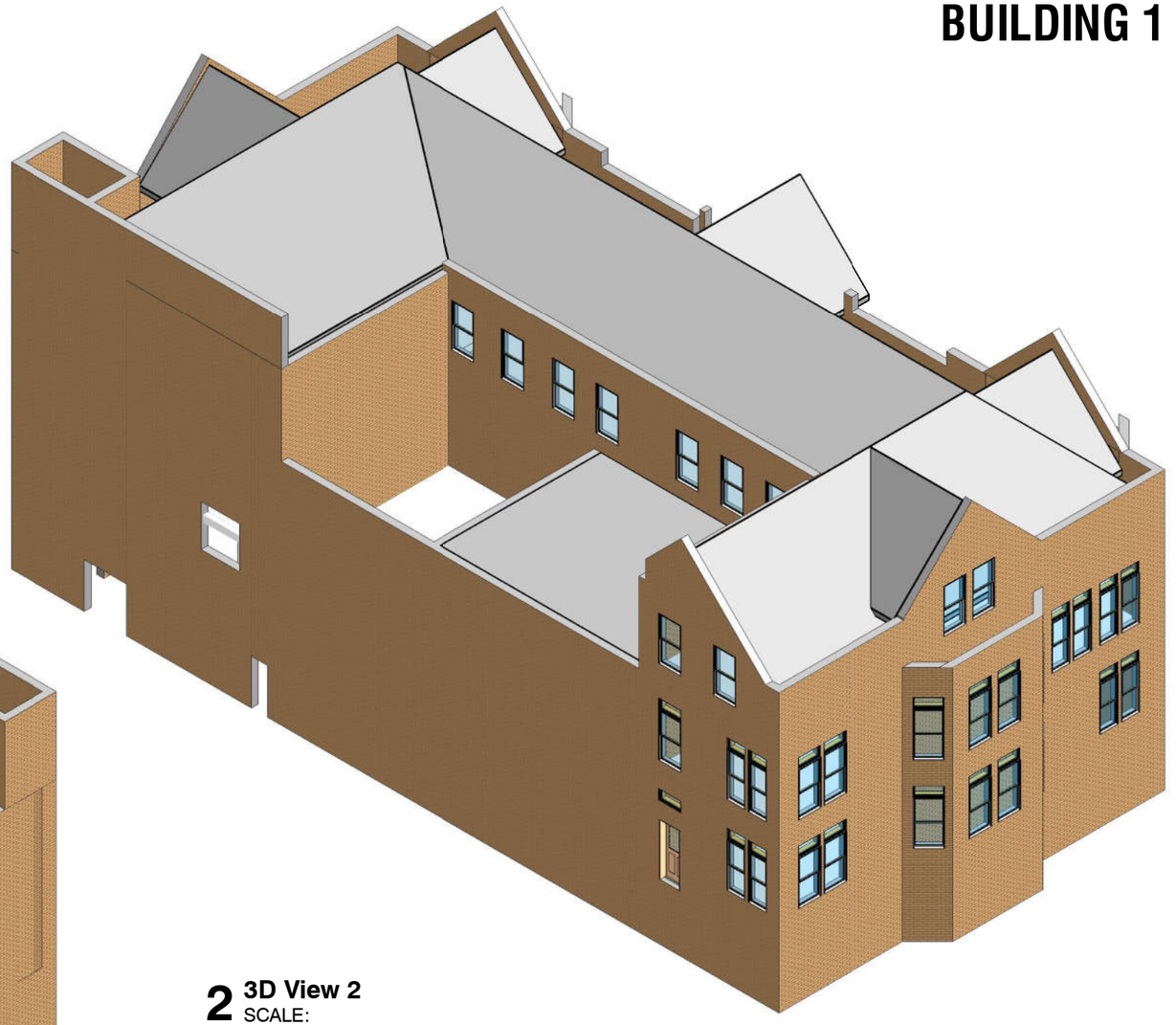



STREET SCAPE B'

# BUILDING 1



**1** **3D View 1**
SCALE:



**2** **3D View 2**
SCALE:


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ISSUED FOR:

| DRAWING NAME: | DRAWN BY: | DATE: | PROJECT NO.: |
|---|---|---|---|
| EXISTING 3D VIEWS | ML | | 2201710 |

| PROJECT NAME: | DRAWING NUMBER: |
|---|---|
| Urban Villages<br>TOWN OF SALINA, NEW YORK | EXG 3D |

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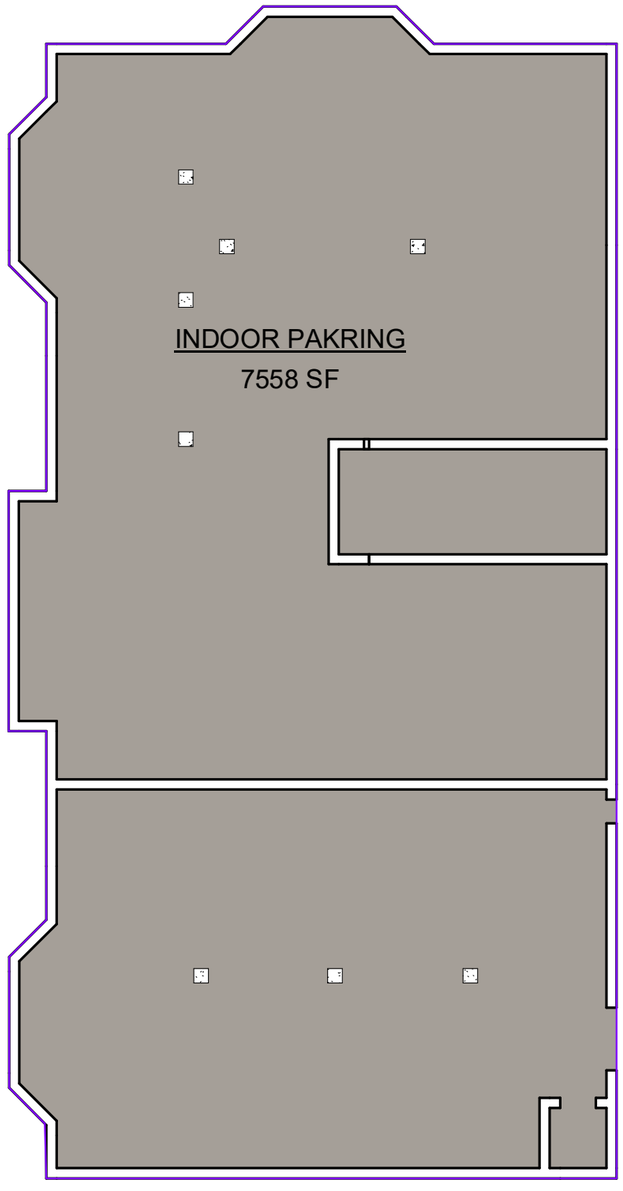
# BUILDING 1

**APARTMENT UNITS: 14**

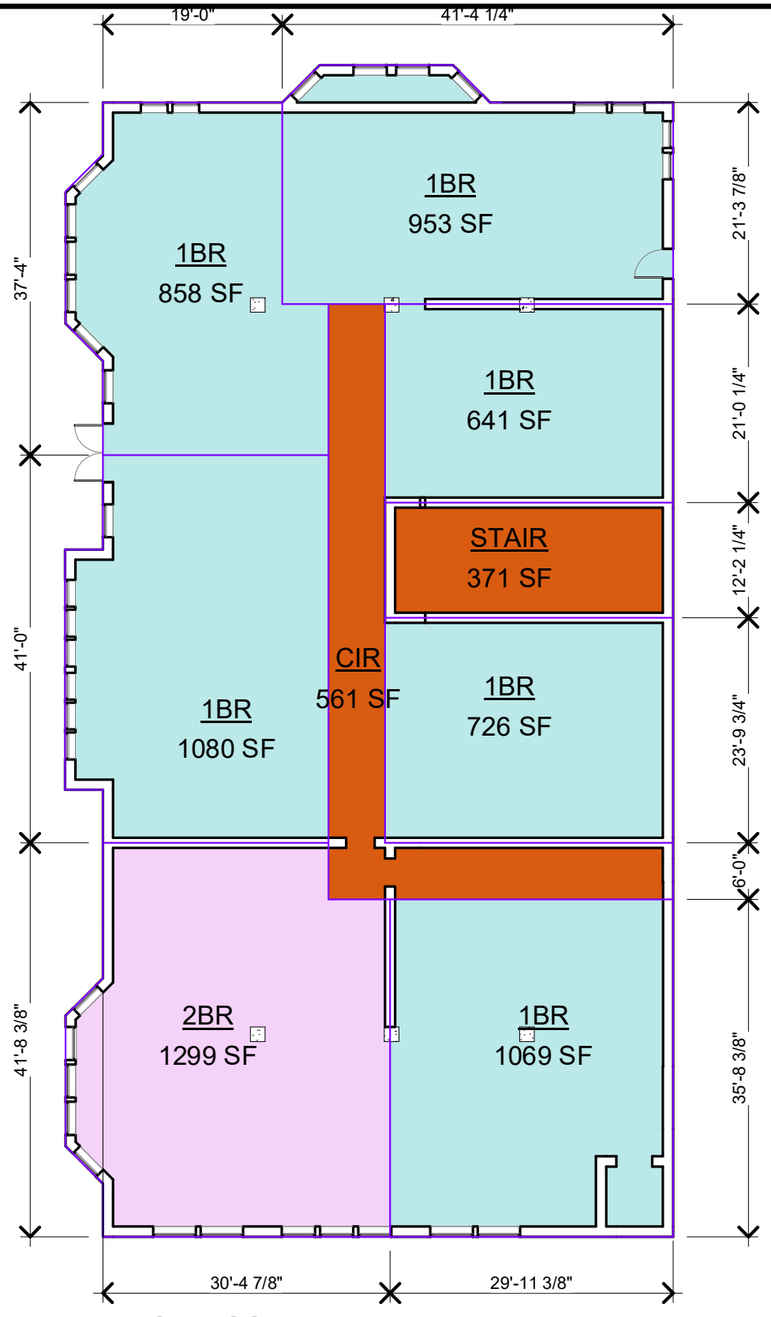
**PARKING:**

OUTDOOR PARKING: 14
UNDERGROUND PARKING: 14

| PROPOSED 1ST FLOOR | | |
|---|---|---|
| **LEVEL** | **UNIT TYPE** | **AREA** |
| 1ST FLOOR PLAN | CIR | 561 SF |
| 1ST FLOOR PLAN | 1BR | 953 SF |
| 1ST FLOOR PLAN | 1BR | 641 SF |
| 1ST FLOOR PLAN | STAIR | 371 SF |
| 1ST FLOOR PLAN | 1BR | 726 SF |
| 1ST FLOOR PLAN | 1BR | 1080 SF |
| 1ST FLOOR PLAN | 1BR | 858 SF |
| 1ST FLOOR PLAN | 2BR | 1299 SF |
| 1ST FLOOR PLAN | 1BR | 1069 SF |
| Grand total: 9 | | 7558 SF |




**1 BASEMENT PLAN**
SCALE: 1/16" = 1'-0"




**2 1ST FLOOR PLAN**
SCALE: 1/16" = 1'-0"


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ISSUED FOR:

DRAWING NAME: **PROPOSED PLAN DIAGRAM**

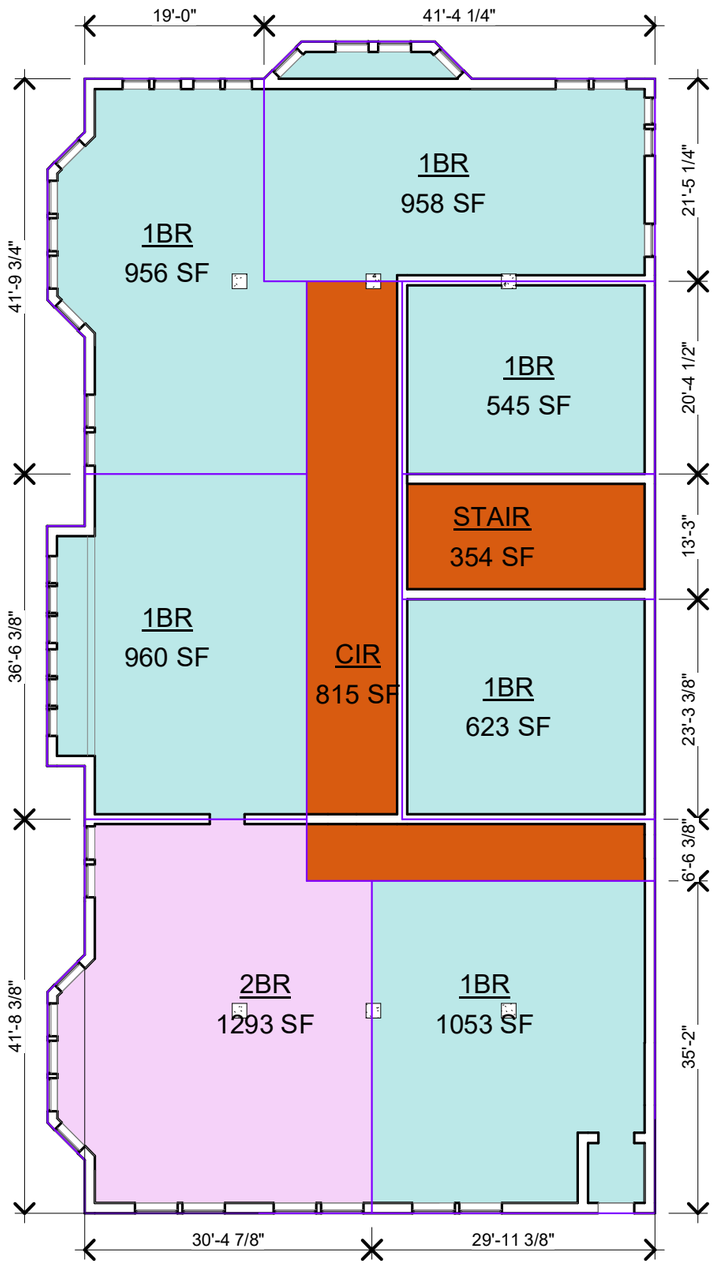
DRAWN BY: ML | DATE: | PROJECT NO.: 2201710

PROJECT NAME: **U**rban Villages
TOWN OF SALINA, NEW YORK

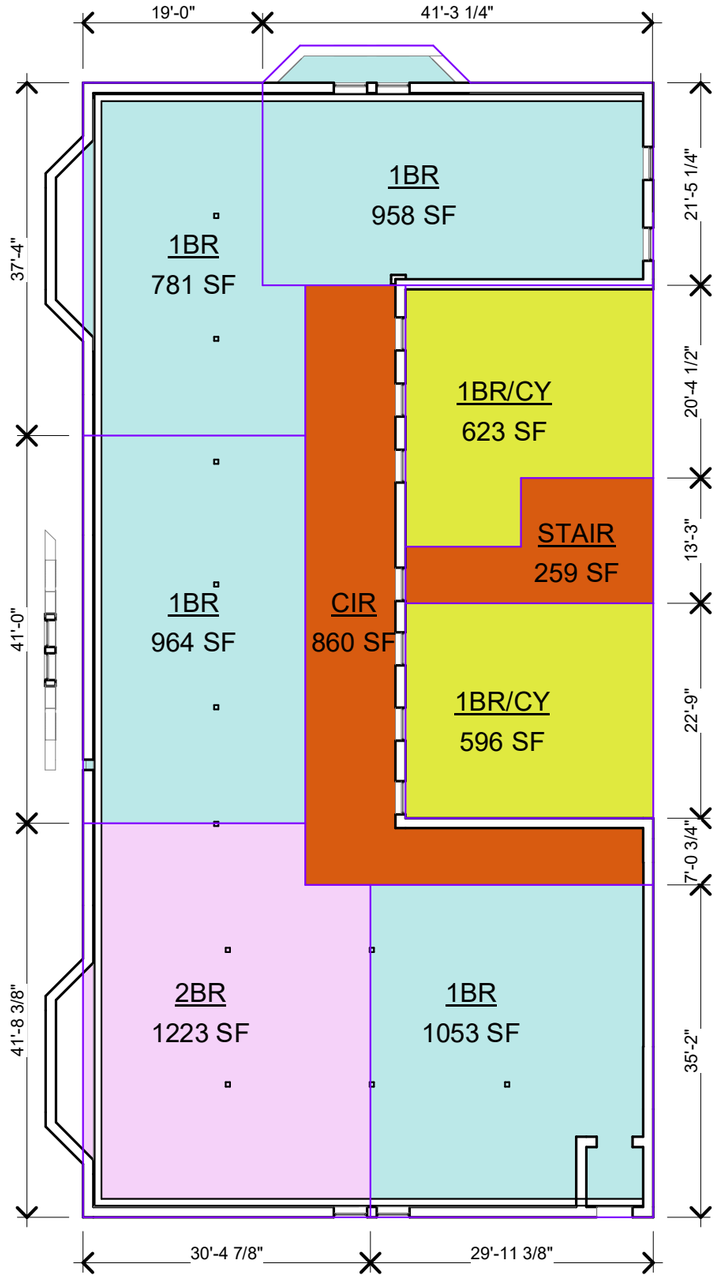
DRAWING NUMBER: **A1.0**

6/24/2020 10:14:57 AM

# BUILDING 1




1 **2ND FLOOR**
SCALE: 1/16" = 1'-0"




2 **ATTIC FLOOR**
SCALE: 1/16" = 1'-0"

| 2ND FLOOR | | |
|---|---|---|
| LEVEL | UNIT TYPE | AREA |
| 2ND FLOOR | 1BR | 956 SF |
| 2ND FLOOR | 2BR | 1293 SF |
| 2ND FLOOR | 1BR | 1053 SF |
| 2ND FLOOR | 1BR | 623 SF |
| 2ND FLOOR | STAIR | 354 SF |
| 2ND FLOOR | 1BR | 545 SF |
| 2ND FLOOR | CIR | 815 SF |
| 2ND FLOOR | 1BR | 958 SF |
| 2ND FLOOR | 1BR | 960 SF |
| Grand total: 9 | | 7558 SF |

| PROPOSED ATTIC FLOOR | | |
|---|---|---|
| LEVEL | UNIT TYPE | AREA |
| ATTIC FLOOR | 1BR | 781 SF |
| ATTIC FLOOR | 1BR | 958 SF |
| ATTIC FLOOR | 1BR | 964 SF |
| ATTIC FLOOR | 2BR | 1223 SF |
| ATTIC FLOOR | 1BR | 1053 SF |
| ATTIC FLOOR | CIR | 860 SF |
| ATTIC FLOOR | STAIR | 259 SF |
| ATTIC FLOOR | 1BR/CY | 596 SF |
| ATTIC FLOOR | 1BR/CY | 623 SF |
| Grand total: 9 | | 7316 SF |


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ISSUED FOR:

DRAWING NAME: **PROPOSED PLAN DIAGRAM**

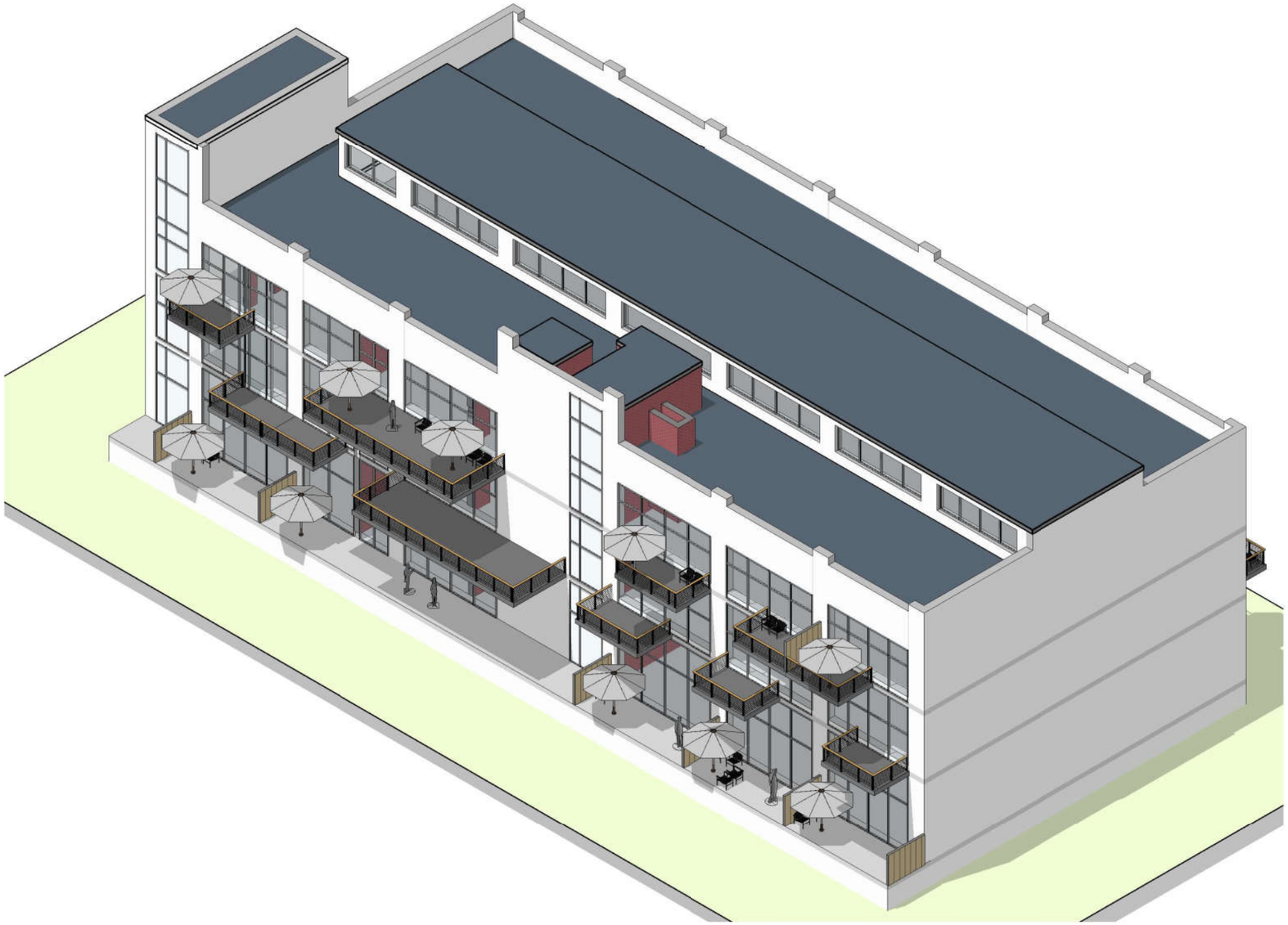
DRAWN BY: Author | DATE: | PROJECT NO.: 2201710

PROJECT NAME: **U**rban Villages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A1.1**

6/24/2020 10:14:59 AM

# BUILDING 2



**1 PROPOSED 3D VIEW**
SCALE:

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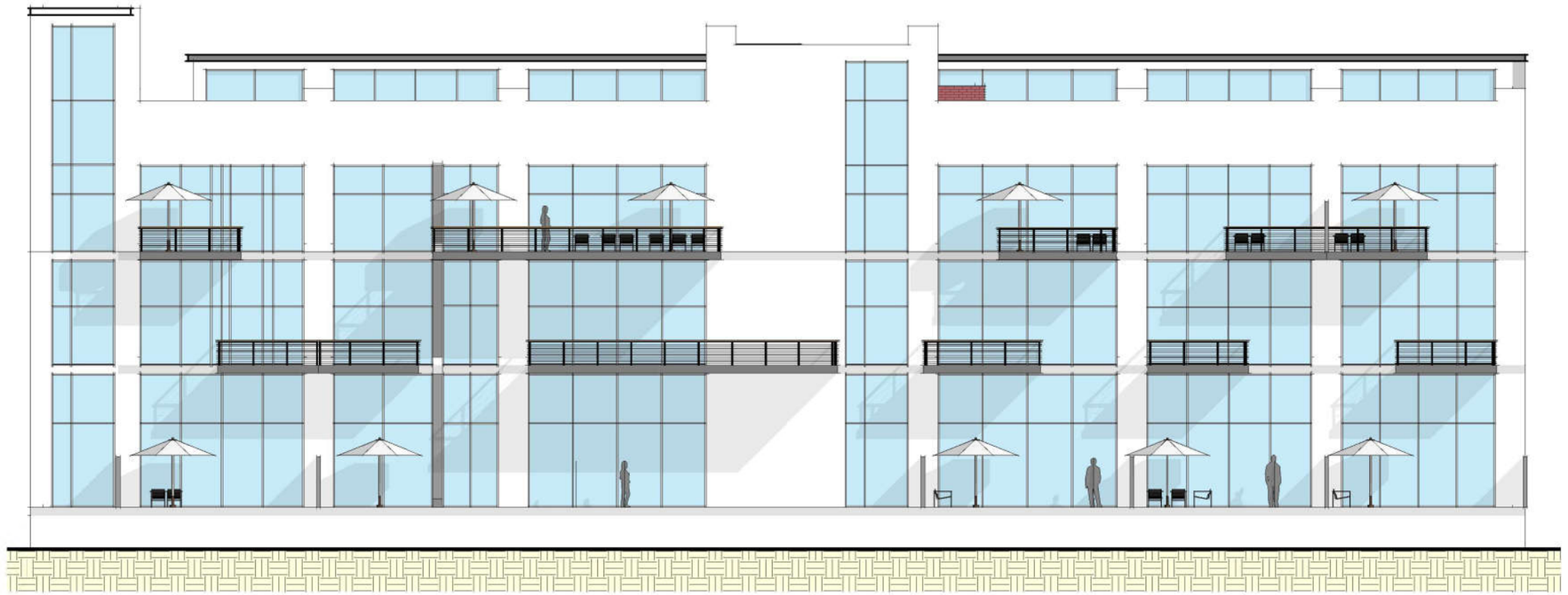
DRAWING NAME: **PROPOSED 3D**

DRAWN BY: Author | DATE: | PROJECT NO.: 2201710

PROJECT NAME: **U**rban **V**illages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **SD1.3**

6/30/2020 1:47:43 PM



**1 PROPOSED SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

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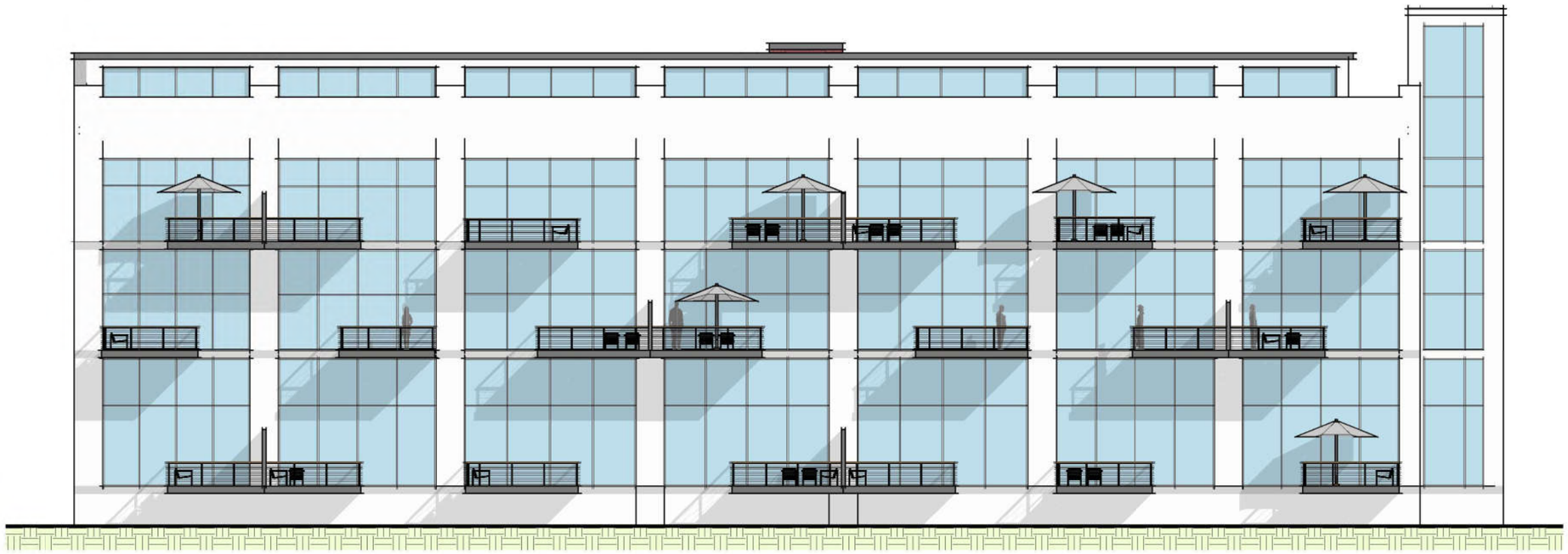
DRAWING NAME: **PROPOSED ELEVATION**

| DRAWN BY: | DATE: | PROJECT NO.: |
|---|---|---|
| Author | | 2201710 |

PROJECT NAME: **Urban Villages**
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **SD1.1**

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**1 PROPOSED NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

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DRAWING NAME: **PROPOSED ELEVATION**

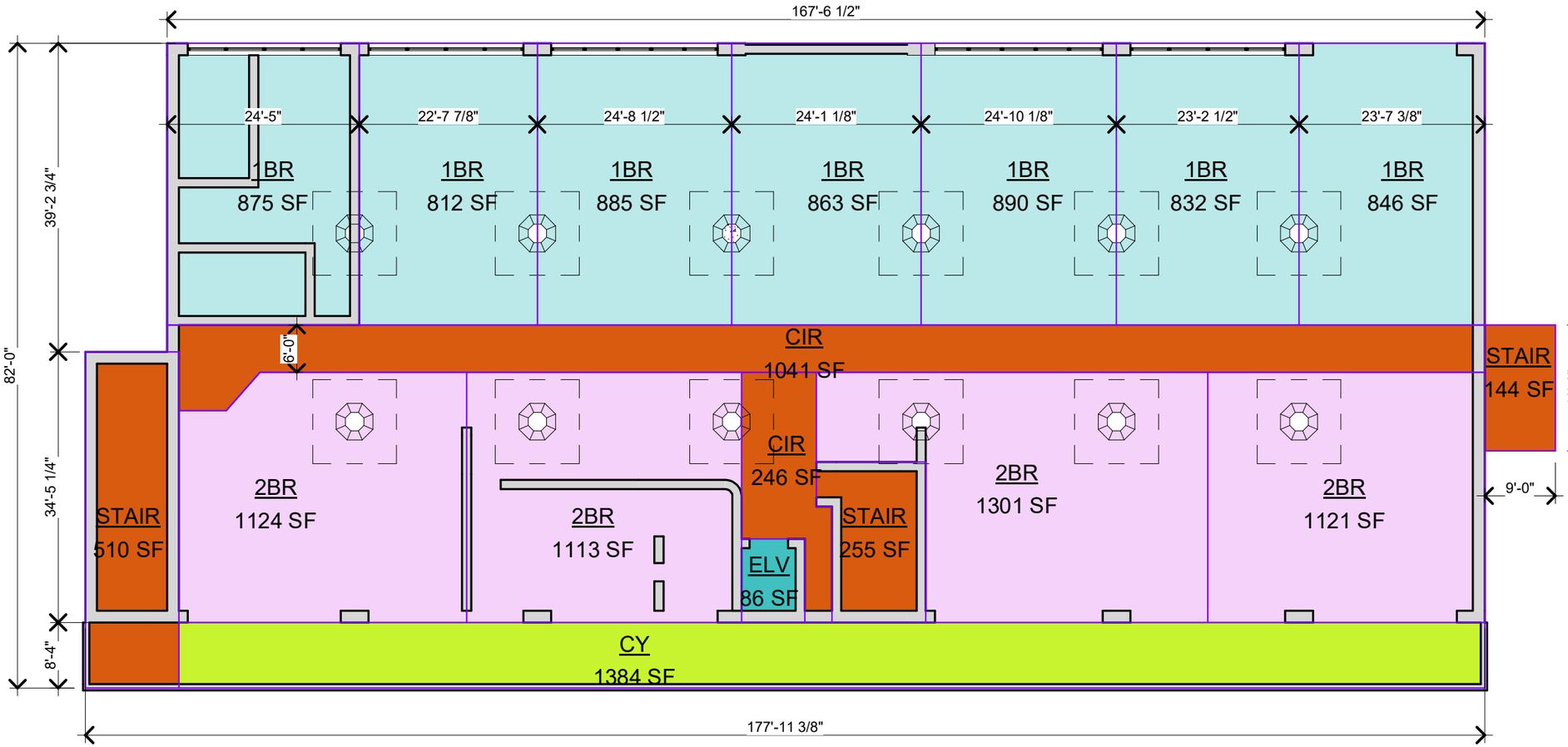
DRAWN BY: Author | DATE: | PROJECT NO.: 2201710

PROJECT NAME: **U**rban **V**illages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **SD1.0**

6/30/2020 1:47:37 PM

# BUILDING 2




**1 PROPOSED 1ST FLOOR PLAN**
SCALE: 1/16" = 1'-0"

**PROPOSED 1ST FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| 1ST FLOOR PLAN | STAIR | 510 SF |
| 1ST FLOOR PLAN | 1BR | 875 SF |
| 1ST FLOOR PLAN | 1BR | 812 SF |
| 1ST FLOOR PLAN | 1BR | 885 SF |
| 1ST FLOOR PLAN | 1BR | 863 SF |
| 1ST FLOOR PLAN | 1BR | 890 SF |
| 1ST FLOOR PLAN | 1BR | 832 SF |
| 1ST FLOOR PLAN | 1BR | 846 SF |
| 1ST FLOOR PLAN | 2BR | 1124 SF |
| 1ST FLOOR PLAN | 2BR | 1113 SF |
| 1ST FLOOR PLAN | STAIR | 255 SF |
| 1ST FLOOR PLAN | ELV | 86 SF |
| 1ST FLOOR PLAN | 2BR | 1301 SF |
| 1ST FLOOR PLAN | 2BR | 1121 SF |
| 1ST FLOOR PLAN | CIR | 1041 SF |
| 1ST FLOOR PLAN | CIR | 246 SF |
| 1ST FLOOR PLAN | CY | 1384 SF |
| 1ST FLOOR PLAN | STAIR | 144 SF |
| Grand total: 18 | | 14327 SF |


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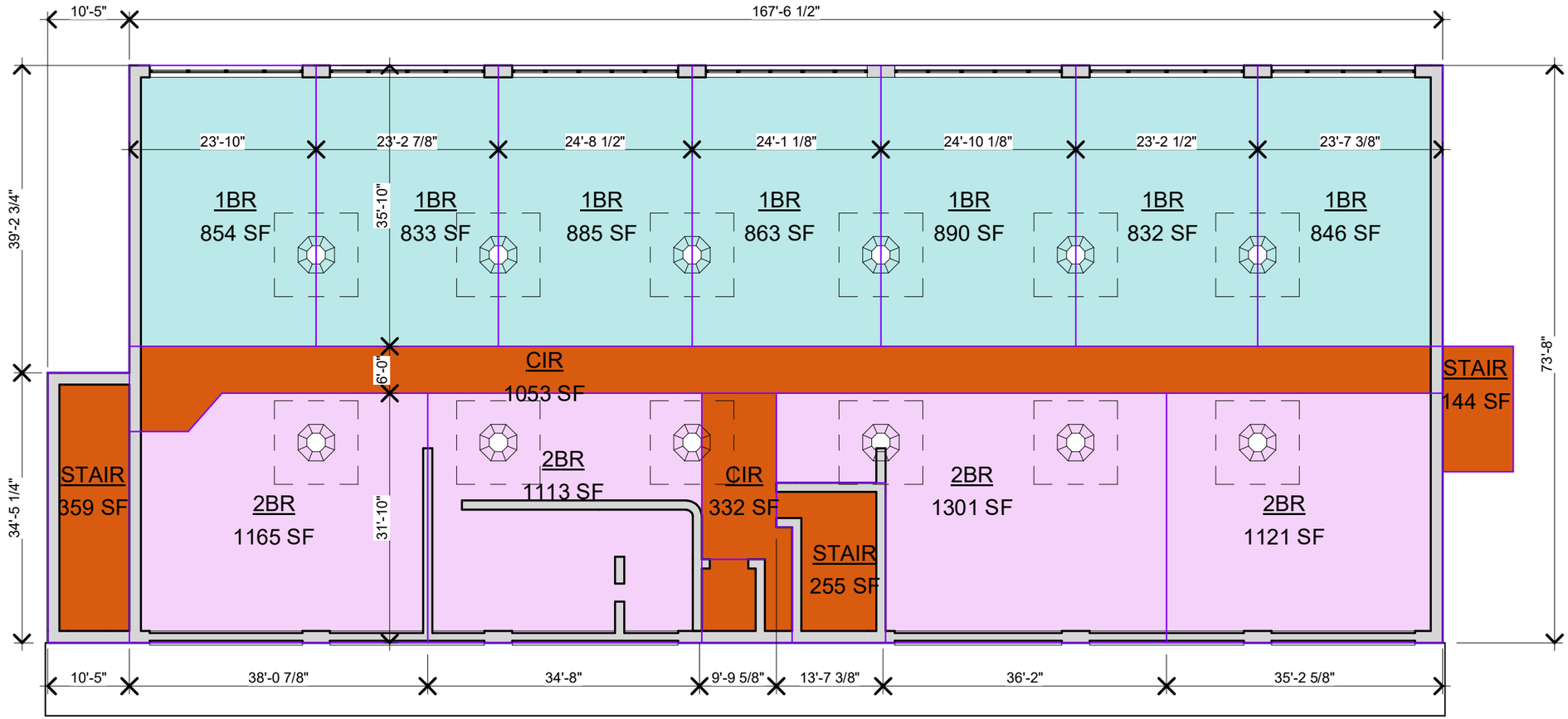
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PROJECT NAME: **U**rban Villages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A1.0**

6/26/2020 10:13:19 AM

# BUILDING 2




**1 PROPOSED 2ND FLOOR**
SCALE: 1/16" = 1'-0"

**PROPOSED SECOND FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| 2ND FLOOR | 1BR | 854 SF |
| 2ND FLOOR | 1BR | 833 SF |
| 2ND FLOOR | 1BR | 885 SF |
| 2ND FLOOR | 1BR | 863 SF |
| 2ND FLOOR | 1BR | 890 SF |
| 2ND FLOOR | 1BR | 832 SF |
| 2ND FLOOR | 1BR | 846 SF |
| 2ND FLOOR | 2BR | 1165 SF |
| 2ND FLOOR | 2BR | 1113 SF |
| 2ND FLOOR | CIR | 332 SF |
| 2ND FLOOR | 2BR | 1301 SF |
| 2ND FLOOR | 2BR | 1121 SF |
| 2ND FLOOR | STAIR | 255 SF |
| 2ND FLOOR | STAIR | 359 SF |
| 2ND FLOOR | CIR | 1053 SF |
| 2ND FLOOR | STAIR | 144 SF |
| Grand total: 16 | | 12844 SF |

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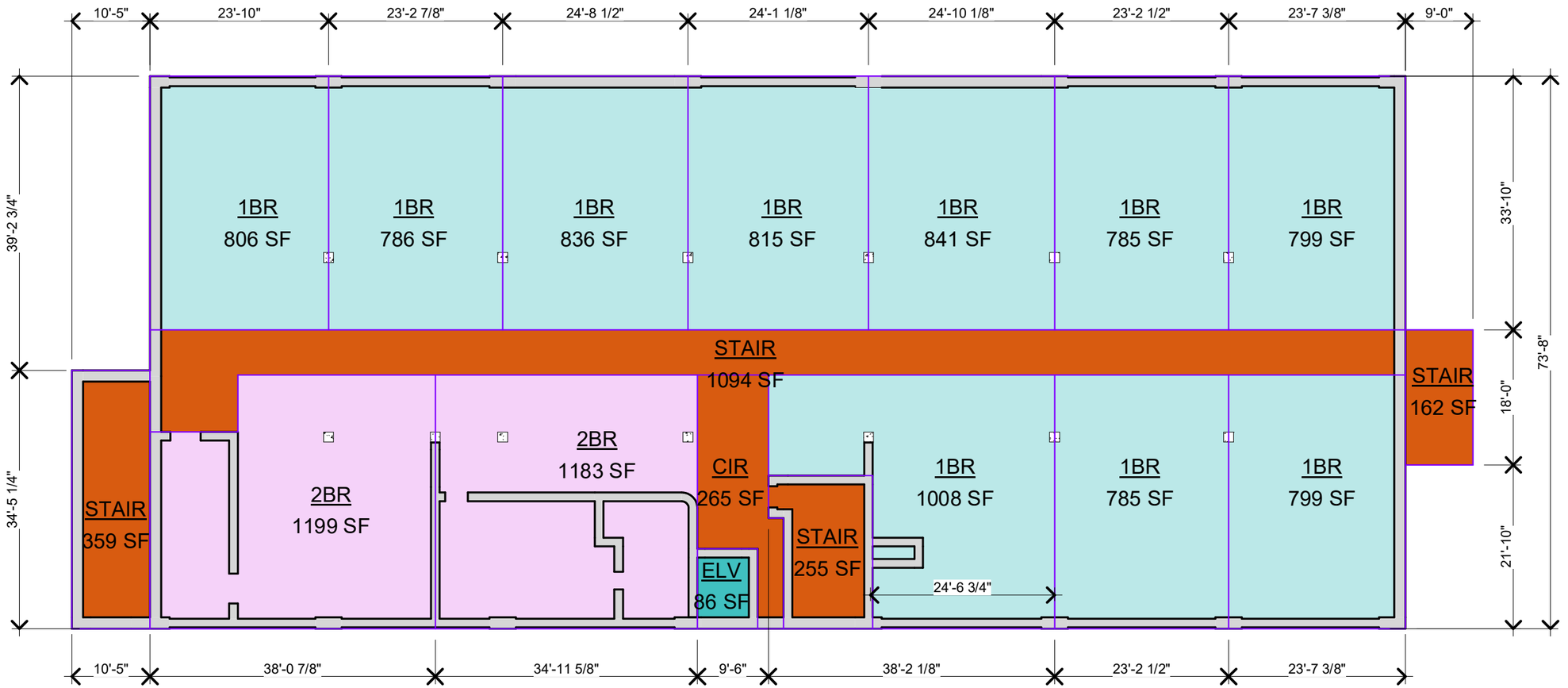
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PROJECT NAME: Urban Villages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A1.1**

6/26/2020 10:13:20 AM

# BUILDING 2




**1 PROPOSED 3RD FLOOR**
SCALE: 1/16" = 1'-0"

| 3RD FLOOR | | |
|---|---|---|
| LEVEL | UNIT TYPE | AREA |
| 3RD FLOOR | 1BR | 806 SF |
| 3RD FLOOR | 1BR | 786 SF |
| 3RD FLOOR | 1BR | 836 SF |
| 3RD FLOOR | 1BR | 815 SF |
| 3RD FLOOR | 1BR | 841 SF |
| 3RD FLOOR | 1BR | 785 SF |
| 3RD FLOOR | 1BR | 799 SF |
| 3RD FLOOR | 1BR | 799 SF |
| 3RD FLOOR | 1BR | 785 SF |
| 3RD FLOOR | 1BR | 1008 SF |
| 3RD FLOOR | 2BR | 1183 SF |
| 3RD FLOOR | 2BR | 1199 SF |
| 3RD FLOOR | STAIR | 162 SF |
| 3RD FLOOR | STAIR | 1094 SF |
| 3RD FLOOR | CIR | 265 SF |
| 3RD FLOOR | STAIR | 255 SF |
| 3RD FLOOR | ELV | 86 SF |
| 3RD FLOOR | STAIR | 359 SF |
| Grand total: 18 | | 12862 SF |


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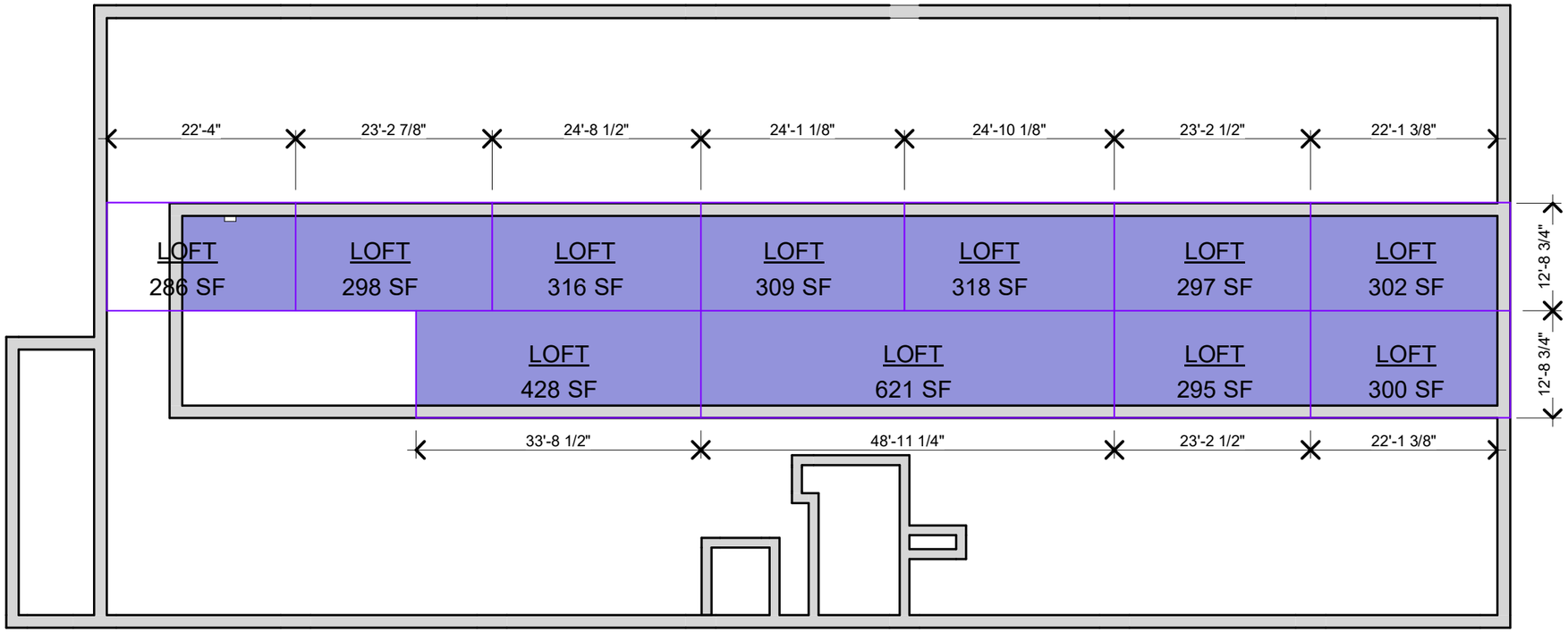
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PROJECT NAME: **U**rban Villages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A1.2**

6/26/2020 10:13:21 AM

# BUILDING 2




| LOFT | | |
|---|---|---|
| LEVEL | UNIT TYPE | AREA |
| CLEAR STORY | LOFT | 286 SF |
| CLEAR STORY | LOFT | 298 SF |
| CLEAR STORY | LOFT | 316 SF |
| CLEAR STORY | LOFT | 309 SF |
| CLEAR STORY | LOFT | 318 SF |
| CLEAR STORY | LOFT | 297 SF |
| CLEAR STORY | LOFT | 302 SF |
| CLEAR STORY | LOFT | 300 SF |
| CLEAR STORY | LOFT | 295 SF |
| CLEAR STORY | LOFT | 621 SF |
| CLEAR STORY | LOFT | 428 SF |
| Grand total: 11 | | 3770 SF |

## 1 PROPOSED LOFT PLAN

SCALE: 1/16" = 1'-0"

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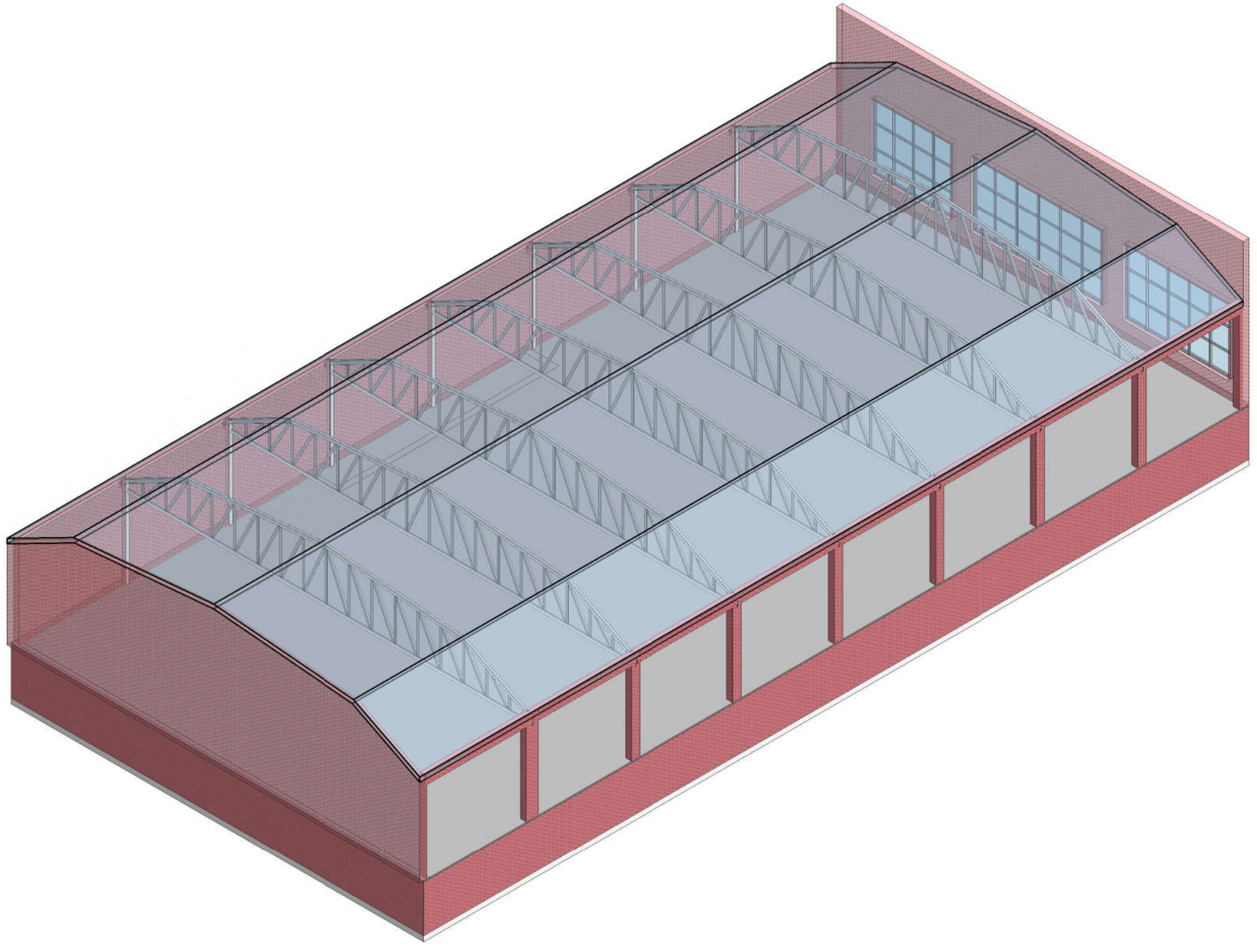
DRAWING NAME: **PROPOSED PLAN DIAGRAM**

DRAWN BY: Author | DATE: | PROJECT NO.: 2201710

PROJECT NAME: **U**rban Villages
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DRAWING NUMBER: **A1.3**

# BUILDING 3A



**1 EXISITNG 3D**
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DRAWING NAME: **EXISTING 3D VIEW**

DRAWN BY: Author

DATE:

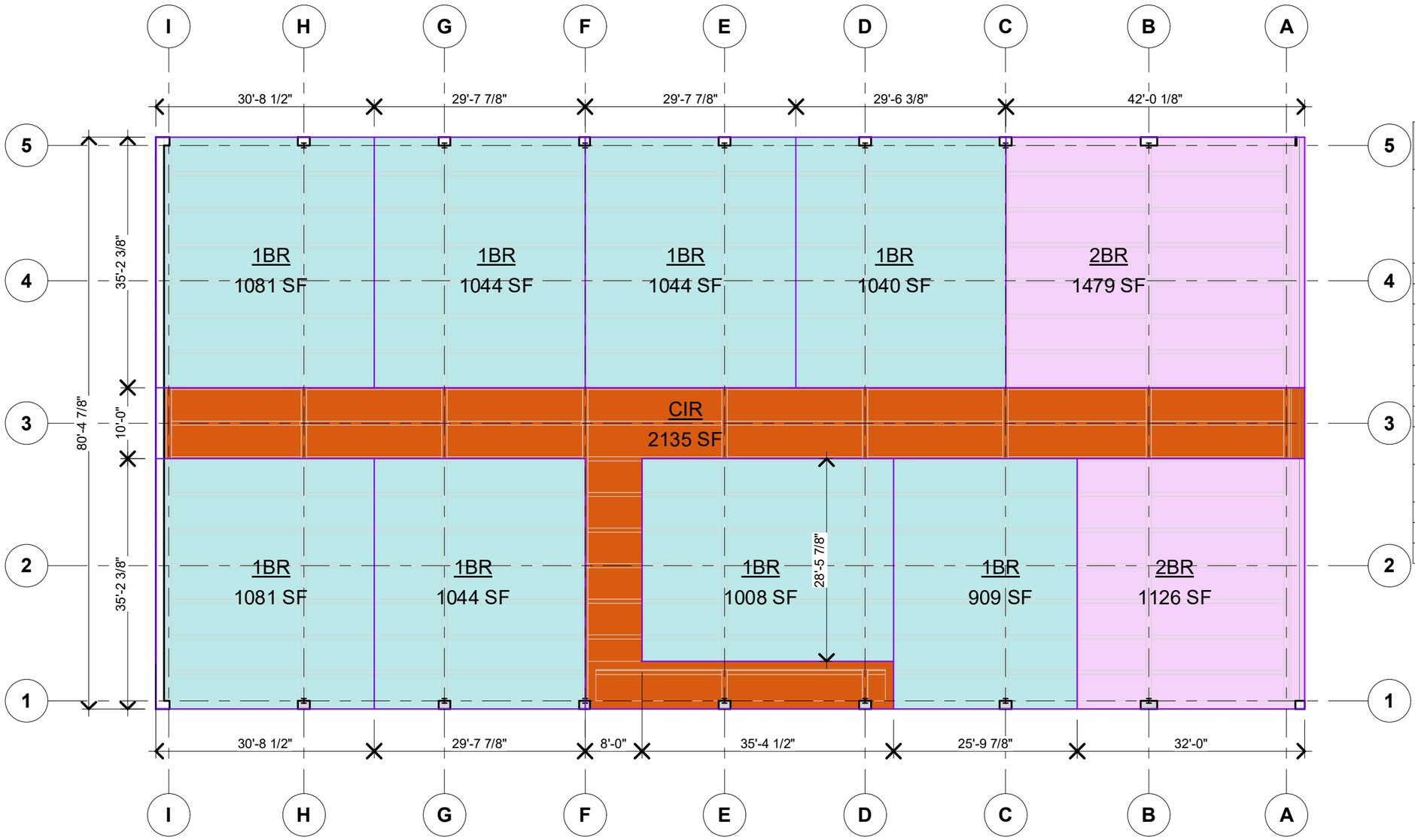
PROJECT NO.: 2201710

PROJECT NAME: **U**rban **V**illages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **EXG3D**

6/22/2020 3:29:15 PM

# BUILDING 3A




**1 PROPOSED FLOOR PLAN**
SCALE: 1/16" = 1'-0"

**PROPOSED 1ST FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| Basement | UNDERG ROUND PARKING | 12929 SF |
| 1ST FLOOR PLAN | 1BR | 1081 SF |
| 1ST FLOOR PLAN | 1BR | 1044 SF |
| 1ST FLOOR PLAN | 1BR | 1044 SF |
| 1ST FLOOR PLAN | 1BR | 1040 SF |
| 1ST FLOOR PLAN | 2BR | 1479 SF |
| 1ST FLOOR PLAN | 1BR | 1081 SF |
| 1ST FLOOR PLAN | 1BR | 1044 SF |
| 1ST FLOOR PLAN | 1BR | 1008 SF |
| Not Placed | 1BR | Not Placed |
| Not Placed | 2BR | Not Placed |
| 1ST FLOOR PLAN | CIR | 2135 SF |
| 1ST FLOOR PLAN | 1BR | 909 SF |
| 1ST FLOOR PLAN | 2BR | 1126 SF |
| Grand total: 14 | | 25920 SF |


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DRAWING NAME: **PROPOSED PLAN DIAGRAM**

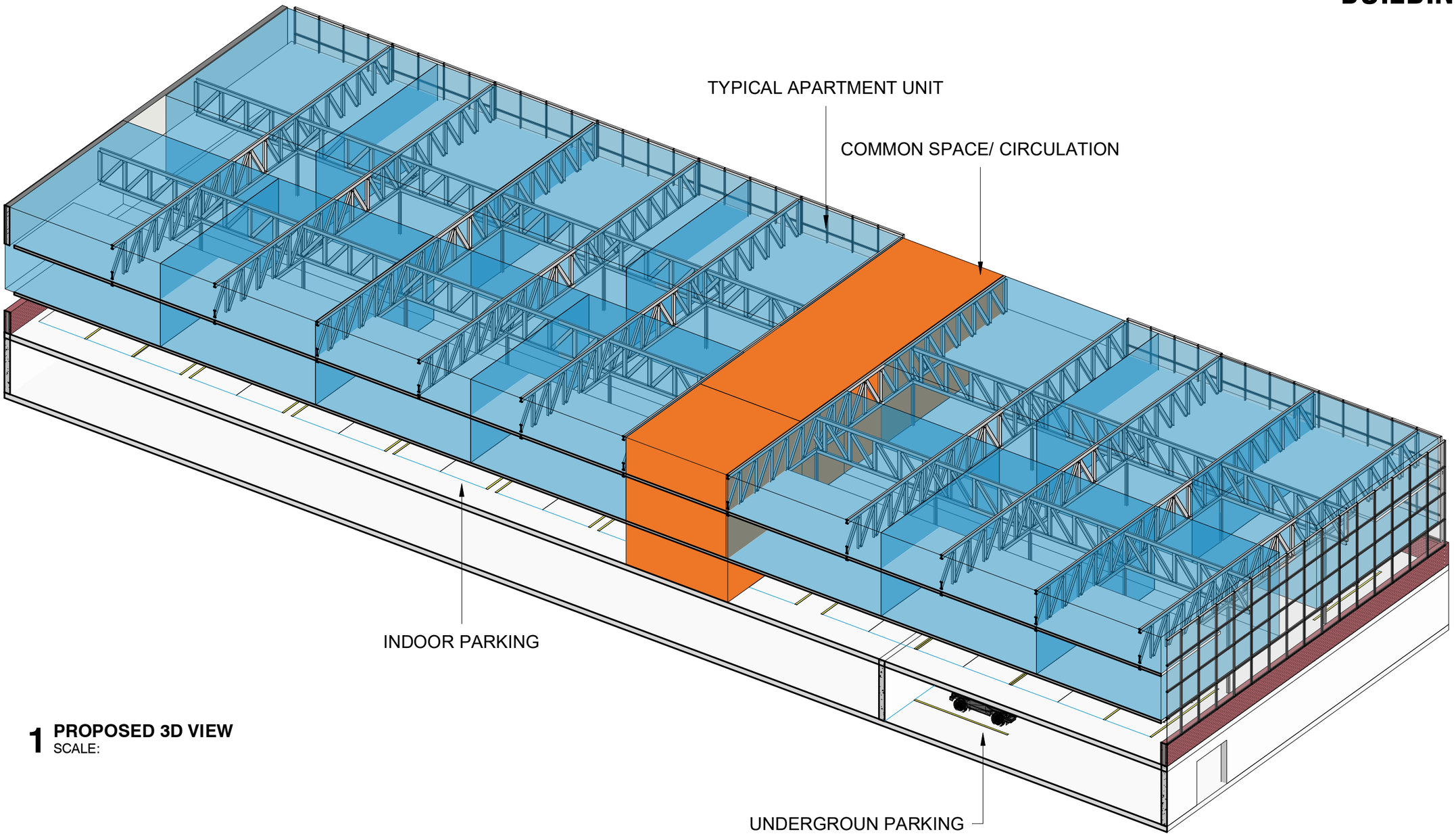
DRAWN BY: ML | DATE: | PROJECT NO.: 2201710

PROJECT NAME: Urban Villages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A1.1**

6/24/2020 10:31:06 AM

# BUILDING 3B




**1 PROPOSED 3D VIEW**
SCALE:

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DRAWN BY: ML

DATE:

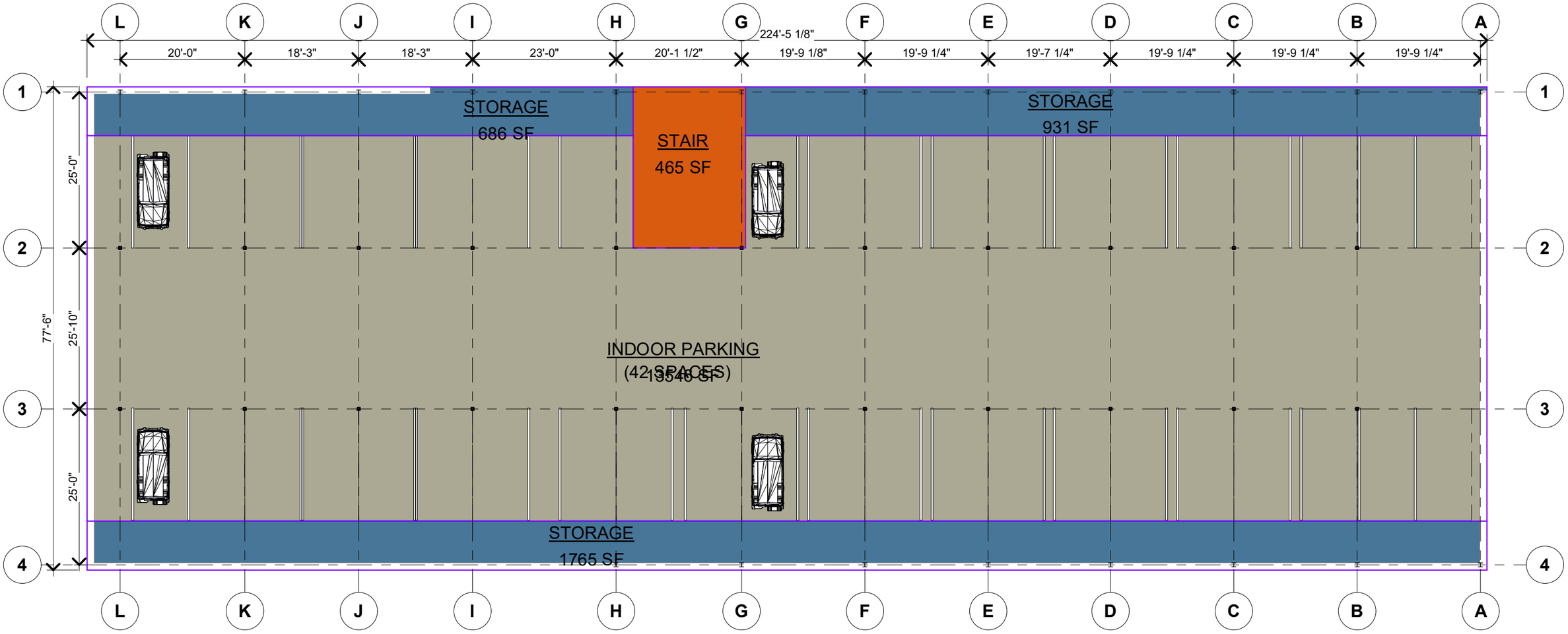
PROJECT NO.: 2201710

PROJECT NAME: **U**rban **V**illages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A3D**

6/26/2020 11:31:34 AM

# BUILDING 3B




**1 PROPOSED 1ST FLOOR**
SCALE: 1/16" = 1'-0"

6/26/2020 11:31:19 AM


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ISSUED FOR:

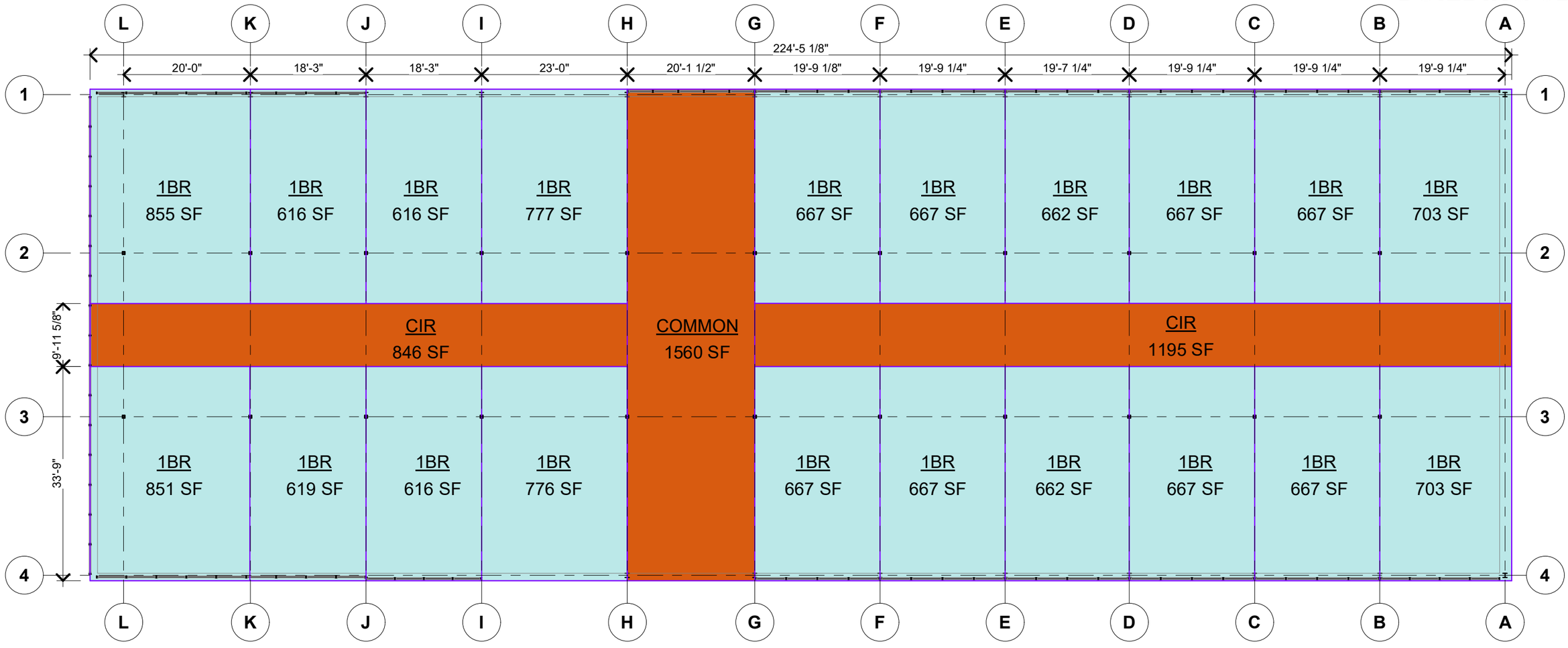
DRAWING NAME: **PROPOSED PLAN DIAGRAM**

DRAWN BY: ML | DATE: | PROJECT NO.: 2201710

PROJECT NAME: **U**rban **V**illages
TOWN OF SALINA, NEW YORK

DRAWING NUMBER: **A1.0**

# BUILDING 3B




## 1 PROPOSED 2ND FLOOR

SCALE: 1/16" = 1'-0"

**PROPOSED 2ND FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| 2ND FLOOR | COMMON | 1560 SF |
| 2ND FLOOR | CIR | 1195 SF |
| 2ND FLOOR | CIR | 846 SF |
| 2ND FLOOR | 1BR | 855 SF |
| 2ND FLOOR | 1BR | 616 SF |
| 2ND FLOOR | 1BR | 616 SF |
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 662 SF |

**PROPOSED 2ND FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 703 SF |
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 616 SF |
| 2ND FLOOR | 1BR | 851 SF |
| 2ND FLOOR | 1BR | 619 SF |
| 2ND FLOOR | 1BR | 777 SF |

**PROPOSED 2ND FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| 2ND FLOOR | 1BR | 776 SF |
| 2ND FLOOR | 1BR | 662 SF |
| 2ND FLOOR | 1BR | 667 SF |
| 2ND FLOOR | 1BR | 703 SF |

**PROPOSED 2ND FLOOR**

| LEVEL | UNIT TYPE | AREA |
|---|---|---|
| 2ND FLOOR | 1BR | 667 SF |
| Grand total: 23 | | 17393 SF |


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TOWN OF SALINA, NEW YORK

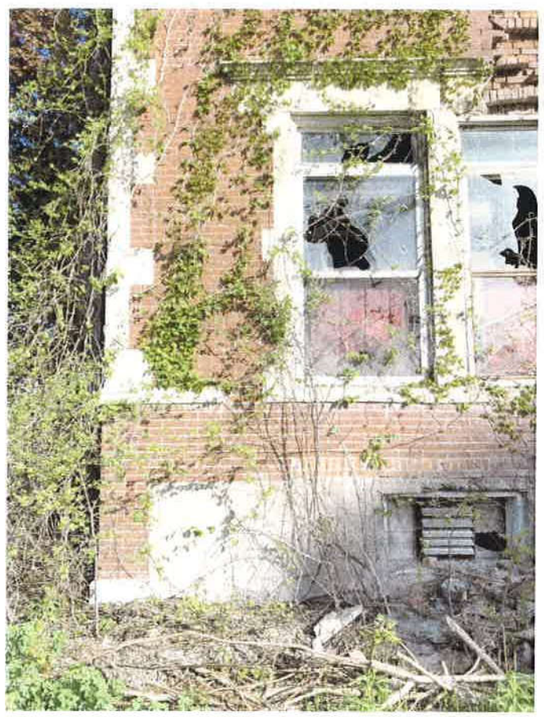
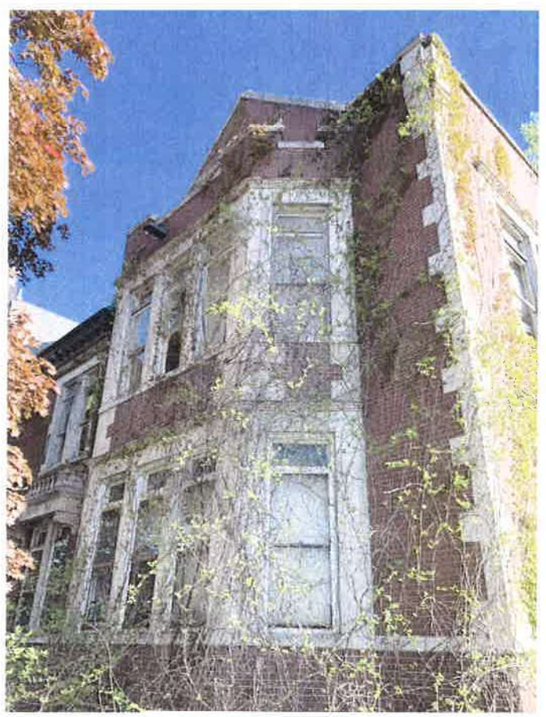
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Building 1 – Exterior Details



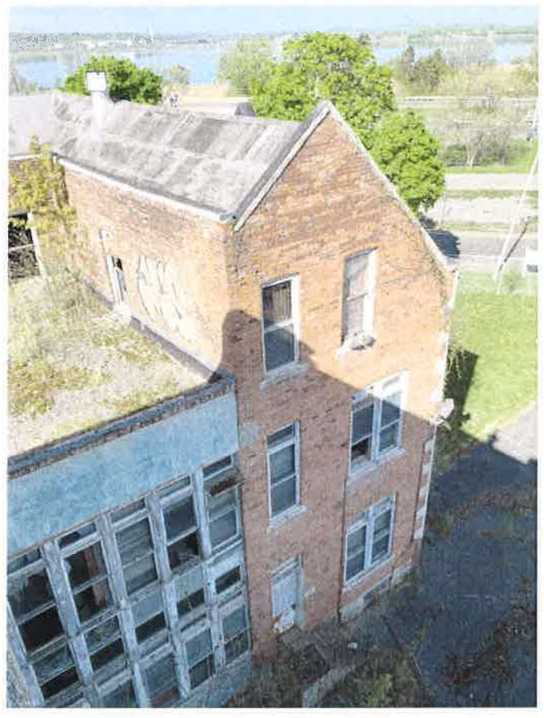


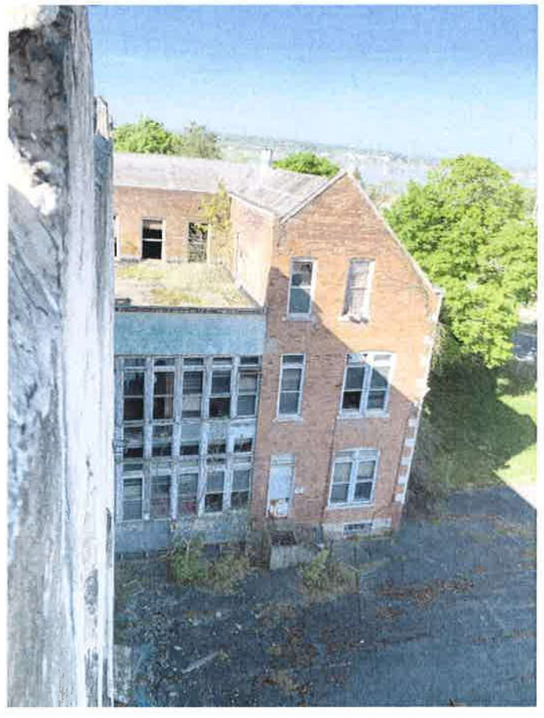




Building 1 – Exterior











Building 1 – Exterior



















Building 1 – Exterior





Building 2, 1



Building 1, 2 – Exterior











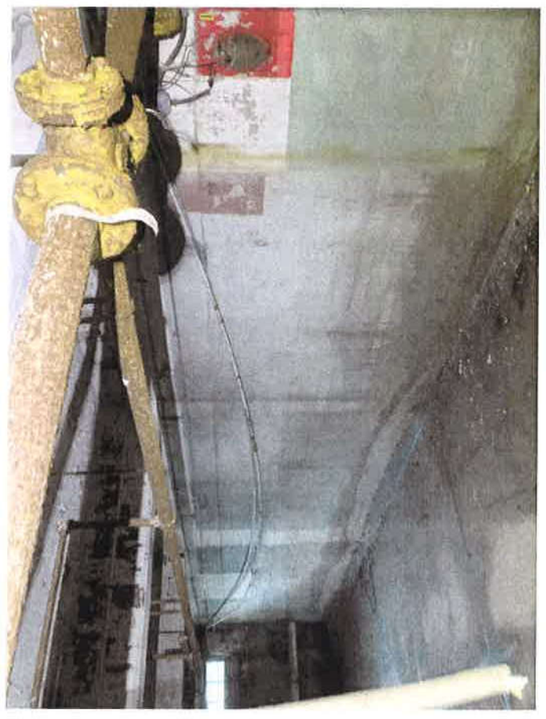
Building 1 – Basement

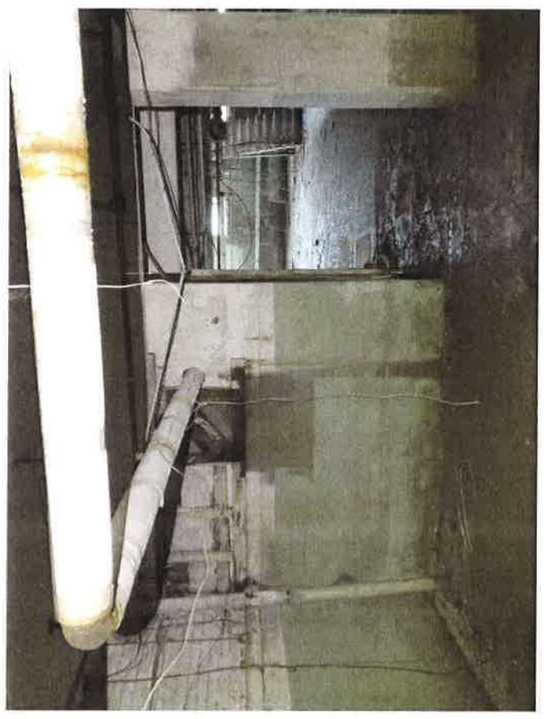
















Building 1 – Basement







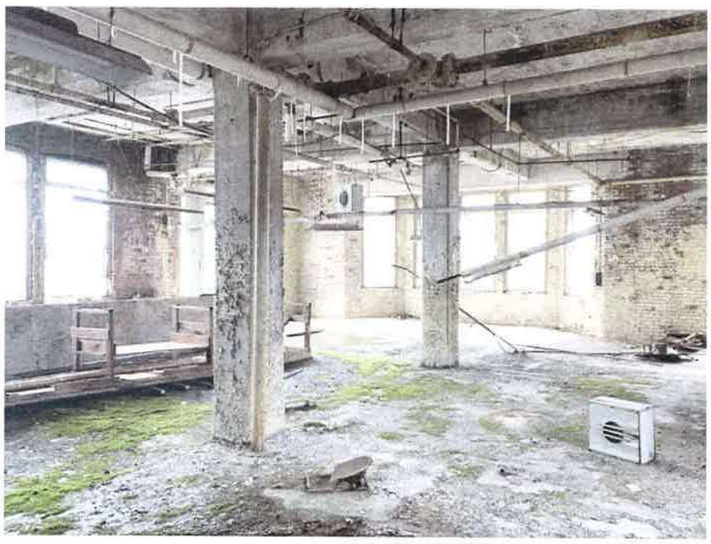
Building 1 – Basement

















Building 1 – 2nd Floor Interior

















Building 1 – 3rd Floor/Attic


















Building 2 – 1st Floor Interior

















Building 2 – 2nd Floor Interior

Building 2 – 3rd Floor Interior

Building 7











Building 6, 2, 4A





Building 4A, 4B, 8



Building 4A, 4B, 8

*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:<br>Urban Villages | | |
| Project Location (describe, and attach a general location map):<br>100 Buckley Rd, Liverpool, NY 13088 | | |
| Brief Description of Proposed Action (include purpose or need):<br>Redevelopment of former Will & Baumer Candle Factory property into approximately 250-unit multi-family development. Project will consist of renovation of existing buildings, and potential addition of three (3) new buildings to site, and will include site infrastructure improvements necessary for the project. | | |
| Name of Applicant/Sponsor:<br>Urban Villages | Telephone: (315)457-1305<br>E-Mail: vittorio@pdm-llc.com | |
| Address: 925 Seventh North Street | | |
| City/PO: Liverpool | State: NY | Zip Code: 13088 |
| Project Contact (if not same as sponsor; give name and title/role):<br>alocerinos Engineering, PLLC, Project Engineer | Telephone: (315)214-5861<br>E-Mail: scalocerinos@ce-pllc.com | |
| Address:<br>PO Box 2187 | | |
| City/PO:<br>Syracuse | State:<br>NY | Zip Code:<br>13220 |
| Property Owner (if not same as sponsor):<br>Syracuse Gateway Holdings, LLC | Telephone:<br>E-Mail: | |
| Address:<br>93 Lamay Cres | | |
| City/PO: Scarborough | State: Ontario, Canada | Zip Code: M1X1J4 |

**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 Salina Town Board | 12/11/2020 |
| 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 | | |
| f. Regional agencies ☐Yes☐No | | |
| g. State agencies ☐Yes☐No | | |
| 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?
I-1, Industrial 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? Repurposing & Reuse Overlay District, with underlying I-1

**C.4. Existing community services.**

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

b. What police or other public protection forces serve the project site?
Onondaga County Sherriff, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Liverpool Fire Protection District

d. What parks serve the project site?
Onondaga Lake 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

b. a. Total acreage of the site of the proposed action? 11.50 acres
b. Total acreage to be physically disturbed? 0.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.04 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 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 3 - 5
- Anticipated commencement date of phase 1 (including demolition) 1 month 2020 year
- Anticipated completion date of final phase 12 month 2025 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

In order to manage development costs, project will be completed in phases of 2 to 3 structures at a time, including any necessary site infrastructure improvements for each phase

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 | | | | 40 |
| At completion of all phases | | | | 250 |

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

If Yes,

*i.* Total number of structures 10 +/-

*ii.* Dimensions (in feet) of largest proposed structure: 60' +/- height; 75 width; and 200 length

*iii.* Approximate extent of building space to be heated or cooled: 500,000 +/- 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: 45,000 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: Onondaga County Water Authority
- 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: 45,000 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: Syracuse Metropolitan Wastewater Treatment plant
- Name of district: Onondaga County Sanitary 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? ☑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 -1.0 acres (impervious surface)

_____ Square feet or 13.0 acres (parcel size)

*ii.* Describe types of new point sources. Existing point source discharge locations will be maintained - existing on-site pond, ultimately discharging to Ley Creek and Onondaga Lake

*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)?

existing on-site pond

- If to surface waters, identify receiving water bodies or wetlands: Ley Creek & Onondaga Lake
- 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 100+/- Proposed 500 Net increase/decrease +400

*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:
Proposed new access via Park Street.

*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):
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: 7:00am - 7:00pm
- Saturday: 7:00am - 7:00pm
- Sunday: 7:00am - 7:00pm
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: _____
- 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:

*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:

Site & Security Lighting. Site Lighting - Est. 25' pole mounted, dark-sky compliant downward-facing LED

*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: _____ 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 | 8 | 7 | -1 |
| • Forested | 0.5 | 0.5 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 2 | 4 | +2.0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0.5 | 0.5 | 0 |
| • Wetlands (freshwater or tidal) | 1.0 | 1.0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 1.0 | 0 | -1.0 |
| • 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): 734075, C734132, 734048, C734131, 734123, 734030

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

Unknown

_____

_____

*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:

| | |
|---|---|
| Urban | 100 % |
| | % |
| | % |

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:

| | |
|---|---|
| ☐ Well Drained: | % of site |
| ☑ Moderately Well Drained: | 50 % of site |
| ☑ Poorly Drained | 50 % of site |

f. Approximate proportion of proposed action site with slopes:

| | |
|---|---|
| ☑ 0-10%: | 98 % of site |
| ☐ 10-15%: | % of site |
| ☑ 15% or greater: | 2 % 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 Delineated by Consultant Approximate Size 1.0 ac
- 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, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
NA

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):
Inland Salt Pond

*ii.* Source(s) of description or evaluation:

*iii.* Extent of community/habitat:

- Currently: 0.0 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):
Straight-leaved Pondweed, Lake Sturgeon, Bald Eagle

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: _____

*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 Steven Calocerinos, P.E. Date 12/11/2020

Signature _____ Title Project Engineer

**PRINT FORM**

# Onondaga County Industrial Development Draft

## Project Summary

4/9/2021

| | | | |
|---|---|---|---|
| **1. Project** | **Camillus Mills Phase II, LLC** | **2. Project Number** | **3101-21-08A** |
| **3. Location** | Camillus | **4. School District** | West Genesee School District |
| | | **6. Project Type** | New Construction |
| **5. Tax Parcel(s)** | 002.-01-02.1 | **Village** | Camillus |

| | | | | | |
|---|---|---|---|---|---|
| **7.Total Project Cost** | **$** | **13,005,000.00** | **8. Total Jobs** | 2 | This will be one FTE and one PT position |
| Land | $ | - | 8A. Job Retention | 0 | |
| Site Work | $ | 1,530,000 | 8B: Job Creation (Next 5 Years) | 2 | |
| Building | $ | 9,482,000 | | | |
| Furniture & Fixtures | $ | 123,000 | | | |
| Equipment | $ | 100,000 | | | |
| Equipment Subject to NYS Production Exemption | $ | - | | | |
| Engineering/Architecture Fees | $ | 270,000 | | | |
| Financial Charges | $ | 670,000 | | | |
| Legal Fees | $ | 80,000 | | | |
| Other | $ | 100,000 | | | |

## Cost Benefit Analysis

**Camillus Mills Phase II, LLC**

**Fiscal Impact ($)**

| | |
|---|---|
| **Estimated Abatement Cost** | **$434,550** |
| Sales Tax Abatement | $349,800 |
| Mortgage Recording Tax Abatement | $84,750 |
| Real Property Tax Relief | $0 |
| **New Investment** | **$19,860,015** |
| PILOT Payments | $0 |
| Project Wages (10 years) | $1,150,000 |
| Construction Wages | $7,566,965 |
| Employee Benefits (10 years) | $0 |
| Project Capital Investment | $11,012,000 |
| Agency Fees | $131,050 |
| **Benefit:Cost Ratio** | **45.70 :1** |

## Project Description

This is a proposed $14million development of approximated 60,500 sf of building space on three floor that would include a mix of residential, commercial and retail use. This is the re-development of the vacant parcel at the old Camillus Cutlery Company site.

**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: Camillus Mills Phase II, LLC

Applicant Address: 221 West Division Street

Phone: (315) 475-7499 Fax: (315) 471-8028

Website: N/A E-mail: dbsutherland323@yahoo.com

Federal ID#: 81-3472757 NAICS: 23

State and Year of Incorporation/Organization: New York State, 2019

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: Camillus Mills Redevelopment Company, Inc.

Federal ID#: 81-3472757

State and Year of Incorporation/Organization: New York State, 2019

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

Ted L Kinder, Robert C Medina, Timothy Stitt, Christopher Kinder, James Kinder, Thomas Blair and Douglas Sutherland

**B) Individual Completing Application:**

Name: Douglas Sutherland

Title: Managing Member, Camillus Mills II, LLC

Address: 221 West Division Street, Syracuse, NY 13204

Phone: (315) 475-7499 Fax: (315) 471-8028

E-mail: dbsutherland323@yahoo.com

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

Name: N/A

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

**D) Company Counsel:**

Name of Attorney: C. Daniel Shulman, Esq.

Firm Name: Hancock Estabrook, LLP

Address: 1800 AXA Tower I 100 Madison Street | Syracuse, New York 13202

Phone: 315.565.4578 Cell Phone: _____

E-mail: dshulman@hancocklaw.com | www.hancocklaw.com

**E) Business Organization (check appropriate category):**

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 2019

State in which Organization is established: NY

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

| Name | % of ownership | Name | % of ownership |
|---|---|---|---|
| Thomas Blair | 20% | Robert Medina | 10% |
| Ted Kinder | 10% | Timothy Stitt | 15% |
| Christopher Kinder | 15% | Douglas Sutherland | 20% |
| James Kinder | 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: N/A

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: 52 Genesee Street

Legal Address (if different): 221 West Division Street, Syracuse, NY 13204

City: _____ Village/Town: Village of Camillus

Zip Code: 13031 School District: West Genesee

Tax Map Parcel ID(s): Tax Map Nos. 002.-01-02.1

Current Assessed Value: $100,000 Sq. Footage of Existing Building: N/A - Open Site

Census Tract: 11902

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 _____ |

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 | N/A | | |
| Site Work/Demo | 1,530,000 | | |
| Building Construction & Renovation | 9,482,000 | | |
| Furniture & Fixtures | 123,000 | | |
| Equipment | 100,000 | | |
| Equipment Subject to NYS Production Sales Tax | | | |
| Engineering/Architect | 270,000 | | |
| Financial Charges | 670,000 | | |
| Legal | 80,000 | | |
| Other | 100,000 | | |
| Management/Developer Fees | 650,000 | | |
| **Total Project Cost** | 13,005,000 | | |

**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 $ 13,005,000

Project refinancing: estimated amount
(for refinancing of existing debt only) $ 0

Sources of Funds for Project Costs:

1. Bank Financing $ 11,300,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 365,000 (net new)
3. Tax Exempt Bond Issuance (if applicable) $ 0
4. Taxable Bond Issuance (if applicable) $ 0

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ 1,340,000

-Identify each state and federal grant/credit:

NYS Brownfield Cleanup Credits $ 1,000,000

ESD CFA Grant $ 340,000

_____ $ _____

6. Total Sources of Funds for Project Costs $ 13,005,000

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: | n/a |
| Estimate the number of construction jobs to be created by this Project: | 149 |
| Estimate the average length of construction jobs to be created (months): | 14 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: | |
| 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: | 100% |

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 |
| Property Management Person | $35,000 | N/A | 1 | | | | |
| Property Management Person (50%) | $30,000 | N/A | 1 | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **Job Creation Subtotal** | | 1.5 Jobs | | | | | |

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): N/A

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): $ 84,750

☑ Sales and Use Tax Exemption (4% Local, 4% State): $ 349,812

☐ 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): $ 11,300,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 84,750

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:

$ 4,372,650

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):

$ 349,812

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

| 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 Camillus Mills Phase II, 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 3-31-21 (date).

Company: Camillus Mills Phase II, LLC
Representative for Contract: Douglas B Sutherland
Address: 221 West Division Street City: Syracuse State: NY Zip: 13204
Phone: (315) 475-7499 Email: dbsutherland323@yahoo.com
Project Address: 52 Genesee Street City: Camillus State: NY Zip: 13031

General Contractor: MCK Building Associates
Contact Person: Timothy Stitt
Address: 221 West Division Street City: Syracuse State: NY Zip: 13204
Phone: (315) 475-7499 Email: tim@mckbuildingassociates.com
Authorized Representative: Timothy Stitt Title: President
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: Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Douglas B Sutherland, Member

Date: 3-31-21

## 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), Camillus Mills Phase II, 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.

Camillus Mills Phase II, 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.

Camillus Mills Phase II, 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: Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Douglas B Sutherland

Date: 3-31-21

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: Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Douglas B Sutherland, Member

Date: 3-31-21

## Section X: Representations, Certifications, and Indemnification

Douglas B Sutherland (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member (title) of Camillus Mills Phase II, 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.

# CAMILLUS MILL PHASE II

# DESCRIPTION OF PROJECT

## INTRODUCTION

This project application concerns the proposed redevelopment of the vacant parcel at 52 Genesee Street where the Camillus Cutlery Company factory once stood.

The former Camillus Cutlery property at 52-54 Genesee Street is owned by Camillus Mills Redevelopment Co., Inc. and is comprised of Tax Map Nos. 002.-01-02.1 (52 Genesee Street) and 002.-01-04.1 (54 Genesee Street) (together the "Property"). The entire 4.4 ± acre Property is enrolled in the NYSDEC voluntary brownfield cleanup program. The Property is zoned Planned Development District ("PDD") and has self-contained bulk and use standards assigned to it. Some 90% of the vacant 52 Genesee Street parcel is a regulated flood zone.

## BACKGROUND

The Camillus Cutlery Company, once among the largest knife manufacturers in the US, was the economic anchor of the Village of Camillus for more than 100 years. The company fell on hard times, declared bankruptcy and closed its doors in 2007. In 2013 one of the largest fires in Onondaga County history destroyed the sprawling 140,000 sf wood frame former factory complex. An adjacent 41,000 sf building that formerly housed the Camillus Cutlery headquarters, knife polishing, packaging and shipping operation survived the fire with only minor damage.

## COMPLETED PHASE 1

A single-purpose entity called Camillus Mills, LLC completed an $11 million certified historic rehabilitation of the National Register-listed former Camillus Cutlery headquarters building at 54 Genesee Street in 2017. Camillus Mills, LLC owns the building, and its affiliate, Camillus Mills Redevelopment Company, Inc., retains ownership of the land. Today, through adaptive reuse, the 41,000 sf former headquarters contains 29 residential apartments and 8,800 sf of commercial space. Fully remediated, renovated, and occupied since 2017, the old headquarters is, once again, a vibrant and welcomed presence in the heart of the Village's downtown. Under the approved PDD, that project was envisioned as Phase I of an anticipated three-phase redevelopment of the 52-54 Genesee Street Property.

## PROPOSED PHASE II - THE PROJECT

A second single-purpose entity called Camillus Mills Phase II, LLC - also an affiliate of Camillus Mills Redevelopment Company, Inc. - in furtherance of the approved PDD master plan, now wishes to begin Phase II of the PDD redevelopment. A future Phase III project is planned for another time.

The proposed $13 million Phase II development ("the Project") includes approximately 60,500 square feet of occupied building space on three floors. The proposed new building is to be sited on the concrete slab of the former factory along the west bank of Nine Mile Creek on the eastern portion of the Property. The Phase II building will be a mix of commercial office and retail uses on the first floor near Genesee Street, and residential apartments through the remainder of the building. The plan includes some 6,500 sf of commercial/retail uses. The remaining 54,000 sf has been planned for 58 one- and two-bedroom market-rate apartments and associated common areas. Camillus Mills Phase II, LLC will own the building and its affiliate, Camillus Mills Redevelopment Company, Inc., will retain ownership of the land.

## PHASE II BUILDING FEATURES

The Phase II Project includes three occupied stories plus basement, and has an average height of approximately 43 feet above grade. The Project has been designed with clapboard siding, ample windows, numerous residential balconies and, after discussions with SHPO officials, a flat roof throughout. The proposed Phase II recalls the old Camillus Cutlery factory without replicating its specific features. Unlike the old factory, which sat adjacent the sidewalk on Genesee Street, the new Project has been set back some forty feet in deference to the National Register Landmark former headquarters next door. The development program includes some 44 covered, lower-level parking stalls. Another 53 open lot spaces will be constructed immediately north of the new building.

The building's exterior will be lighted by building-mounted fixtures, and all parking lot lighting will be consistent with lighting choices made in Phase I with downcast post-mounted fixtures that minimize sky-glow conditions or light spillage onto adjacent properties or roadways.

The principal outdoor site amenity for building residents is a linear green space with seating areas, barbeque facilities and an overlook along Nine Mile Creek. Space running the length of the property along Nine Mile Creek has been reserved for a future, publicly-sponsored Creekwalk that proponents hope can be connected with the Town of Camillus' nearby Erie Canal Park one-mile north of the Property, and via the Erie Canal Trailway, eventually be linked to the Lakeshore Trail around Onondaga Lake.

## PROJECT DEVELOPMENT/MANAGEMENT

The principals of Camillus Mills Redevelopment Company, Inc., Camillus Mills, LLC and Camillus Mills Phase II, LLC have considerable development experience with similar mixed-use facilities. Three, including Ted Kinder, Bob Medina and Doug Sutherland, are partners in Franklin Properties of Syracuse. Through various Franklin Properties-affiliated entities, they and other partners have developed, own and manage some $50 million in commercial and residential facilities. Several are certified historic rehabilitations of National Register Landmark properties adapted for residential and commercial purposes. Two are Brownfield sites remediated and returned to productive use under the NYSDEC's Voluntary Clean-up Program ("VCP").

The Project will be managed by Sutton Companies, a highly respected, full-service RE leasing and management company that was established in 1933. The Sutton Companies manages some 2,000 apartments and more than one million square feet of commercial space throughout CNY including Phase 1 of the Camillus Mills complex.

## ANTICIPATED JOB CREATION AND EMPLOYMENT

We anticipate Camillus Mills Phase II will hire one full-time property management person. A second part-time property management person will also be employed by the facility.

Separately, it is anticipated the development's 6,500 sf of commercial space will be leased to commercial enterprises that employ between 12 and 18 persons. There are no lease commitments yet, so it is not possible to be more precise.

## PROJECT BENEFICIARY ASSISTANCE

Camillus Mills Phase II, LLC is a single-purpose entity formed to develop and own the Project. It won a $675,000 grant commitment from the State of New York's Empire Development Corporation CFA program to be apportioned between Camillus Mills Phase II ($340,000) and the future Camillus Mills Phase III ($335,000).

In 2017/8, a separate entity, Camillus Mills, LLC, which includes the same members but at different ownership interests, received a Restore NY State Grant of $2,340,000, a NYS REDC grant of $500,000 and an Onondaga County Main Street Grant of $36,500 for the rehabilitation of the former Camillus Cutlery headquarters building (Camillus Mills Phase I).

## PROJECT CHALLENGES

This old industrial site presents an unusual set of challenges that add considerable cost and complexity to the Project:

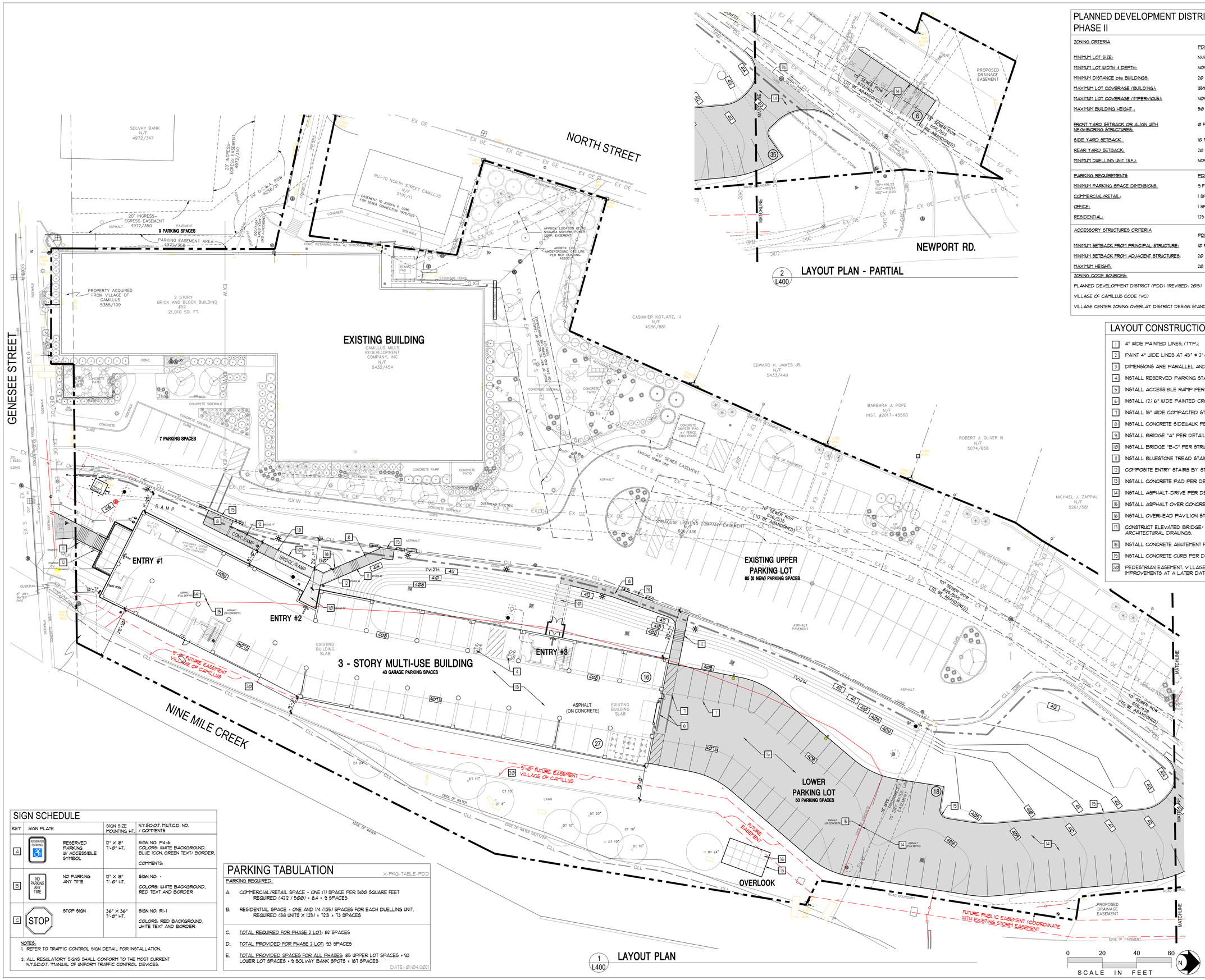
***FEMA-designated floodplain***. 90% of the 52 Genesee Street Property is in a regulated flood zone. FEMA's flood plain regulations require a) the first occupied floor of a new building built in a flood plain to be no less than two feet above the flood plain, and b) the new building not impede the flow of any future flood waters. In this case, the Phase II building will need to be constructed on a 20,000-sf platform elevated on concrete and steel columns some 12-feet above the concrete slab of the old factory floor. It will be a very costly burden for the project.

***Designated NYS Brownfield Site*** – The entire 4.4-acre Property is governed by rules established in the NYSDEC's Voluntary Clean-up Program. Phase I, the former Cutlery headquarters building – supposedly the "clean portion" of the site, required well more than $1 million in remediation and mitigation measures. Phase II, to be constructed on the former factory site, will likely present further environmental challenges, particularly at points where the concrete slab of the old factory will be disturbed for structural piles and other purposes.

## REQUEST FOR OCIDA FINANCIAL ASSISTANCE – FEASIBILITY STATEMENT

The multi-phase Camillus Mills redevelopment is of critical importance to the Village of Camillus, a modest community of approximately 1,200 residents. Phase I, an $11 million certified historic rehabilitation of the old headquarters building, confirmed Camillus Mill's market appeal. Phase II, the largest of the three components outlined in the approved Camillus Mills PDD, is now an empty concrete slab across from Village Hall.

Substantial mixed-use infill projects in old villages like Camillus are generally difficult to develop. Returning this central site to attractive and productive use is made more difficult by both the FEMA Flood Zone and NYS DEC Brownfield site conditions. We request OCIDA assistance in the form of a Mortgage and Recording Tax Exemption and a State and local Sales and Use Tax Exemption to partially offset the extraordinary site development costs associated with this highly-visible village property.




1 / L400 LAYOUT PLAN

2 / L400 LAYOUT PLAN - PARTIAL

## SIGN SCHEDULE

| KEY | SIGN PLATE | | SIGN SIZE MOUNTING HT. | N.Y.S.D.O.T. M.U.T.C.D. NO. / COMMENTS |
|---|---|---|---|---|
| A | RESERVED PARKING | RESERVED PARKING W/ ACCESSIBLE SYMBOL | 12" X 18" 7'-0" HT. | SIGN NO. R4-6<br>COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER.<br>COMMENTS: |
| B | NO PARKING ANY TIME | NO PARKING ANY TIME | 12" X 18" 7'-0" HT. | SIGN NO: -<br>COLORS: WHITE BACKGROUND, RED TEXT AND BORDER |
| C | STOP | STOP SIGN | 36" X 36" 7'-0" HT. | SIGN NO: R1-1<br>COLORS: RED BACKGROUND, WHITE TEXT AND BORDER |

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

## PARKING TABULATION

X-PKG-TABLE-PDD

PARKING REQUIRED:

A. COMMERCIAL/RETAIL SPACE - ONE (1) SPACE PER 500 SQUARE FEET
REQUIRED (4212 / 500) = 8.4 = 9 SPACES

B. RESIDENTIAL SPACE - ONE AND 1/4 (1.25) SPACES FOR EACH DWELLING UNIT.
REQUIRED (58 UNITS X 1.25) = 72.5 = 73 SPACES

C. TOTAL REQUIRED FOR PHASE 2 LOT: 82 SPACES

D. TOTAL PROVIDED FOR PHASE 2 LOT: 93 SPACES

E. TOTAL PROVIDED SPACES FOR ALL PHASES: 85 UPPER LOT SPACES + 93 LOWER LOT SPACES + 9 SOLVAY BANK SPOTS = 187 SPACES

DATE: 01/04/2021

## PLANNED DEVELOPMENT DISTRICT ZONING CHART - PHASE II

X-PDD ZONING CHART

| ZONING CRITERIA | PDD REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT SIZE: | N/A | 1.9 ACRES |
| MINIMUM LOT WIDTH & DEPTH: | NONE | 164 FEET |
| MINIMUM DISTANCE btw BUILDINGS: | 20 FT | 60 FEET |
| MAXIMUM LOT COVERAGE (BUILDING): | 35% | 25 % |
| MAXIMUM LOT COVERAGE (IMPERVIOUS): | NONE | 54 % |
| MAXIMUM BUILDING HEIGHT : | 50 FEET | 48 FEET |
| FRONT YARD SETBACK OR ALIGN WITH NEIGHBORING STRUCTURES: | 0 FEET | ALIGNED 13'-1" |
| SIDE YARD SETBACK | 10 FEET | 29'-10" |
| REAR YARD SETBACK: | 20 FEET | N/A |
| MINIMUM DWELLING UNIT (S.F.): | NONE | 605 S.F. |

| PARKING REQUIREMENTS | PDD REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM PARKING SPACE DIMENSIONS: | 9 FT X 18 FT | 9 FT X 18 FT |
| COMMERCIAL/RETAIL: | 1 SPACE/500 SF | NONE |
| OFFICE: | 1 SPACE/500 SF | 4212 SF/500 SF= 8.4 |
| RESIDENTIAL: | 1.25 SPACE/ UNIT | 1.25 X 58= 73 SPACES |

| ACCESSORY STRUCTURES CRITERIA | PDD REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM SETBACK FROM PRINCIPAL STRUCTURE: | 10 FEET | NONE |
| MINIMUM SETBACK FROM ADJACENT STRUCTURES: | 20 FEET | NONE |
| MAXIMUM HEIGHT: | 20 FEET | NONE |

ZONING CODE SOURCES:

PLANNED DEVELOPMENT DISTRICT (PDD) (REVISED: 2015)

VILLAGE OF CAMILLUS CODE (VC)

VILLAGE CENTER ZONING OVERLAY DISTRICT DESIGN STANDARDS (ZOD)

DATE: 11/23/2020

## LAYOUT CONSTRUCTION NOTES

X-CAMILLUS MILLS-LAYOUT

1. 4" WIDE PAINTED LINES, (TYP.).
2. PAINT 4" WIDE LINES AT 45° @ 2' O.C. (TYP)
3. DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO XXX.
4. INSTALL RESERVED PARKING STALL PER DETAIL 11/L400.
5. INSTALL ACCESSIBLE RAMP PER DETAIL 8/L400.
6. INSTALL (2) 6" WIDE PAINTED CROSSWALK LINES.
7. INSTALL 18" WIDE COMPACTED STONE SHOULDER.
8. INSTALL CONCRETE SIDEWALK PER DETAIL XXX.
9. INSTALL BRIDGE "A" PER DETAIL XXX.
10. INSTALL BRIDGE "B-C" PER STRUCTURAL AND ARCHITECTURAL DESIGN.
11. INSTALL BLUESTONE TREAD STAIRS PER DETAIL XXX.
12. COMPOSITE ENTRY STAIRS BY STRUCTURAL AND ARCHITECTURAL PLANS.
13. INSTALL CONCRETE PAD PER DETAIL XXX.
14. INSTALL ASPHALT-DRIVE PER DETAIL XXX.
15. INSTALL ASPHALT OVER CONCRETE PER DETAIL XXX.
16. INSTALL OVERHEAD PAVILION STRUCTURE PER ARCHITECTURAL PLANS.
17. CONSTRUCT ELEVATED BRIDGE/ RAMP/ STAIR PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
18. INSTALL CONCRETE ABUTEMENT FOR BRIDGES PER STRUCTURAL PLANS.
19. INSTALL CONCRETE CURB PER DETAIL XXX.
20. PEDESTRIAN EASEMENT. VILLAGE OF CAMILLUS TO PROVIDE SITE IMPROVEMENTS AT A LATER DATE.

CLIENT:
CAMILLUS MILLS LLC.


macknight architects
212 North Franklin st
syracuse, new york 13202
p. 315.424.0018
f. 315.472.3756
macknightarchitects.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6209 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD, SUITE 205
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981



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CAMILLUS MILLS – PHASE II
52-54 W. GENESEE STREET
CAMILLUS, NEW YORK

REVISIONS

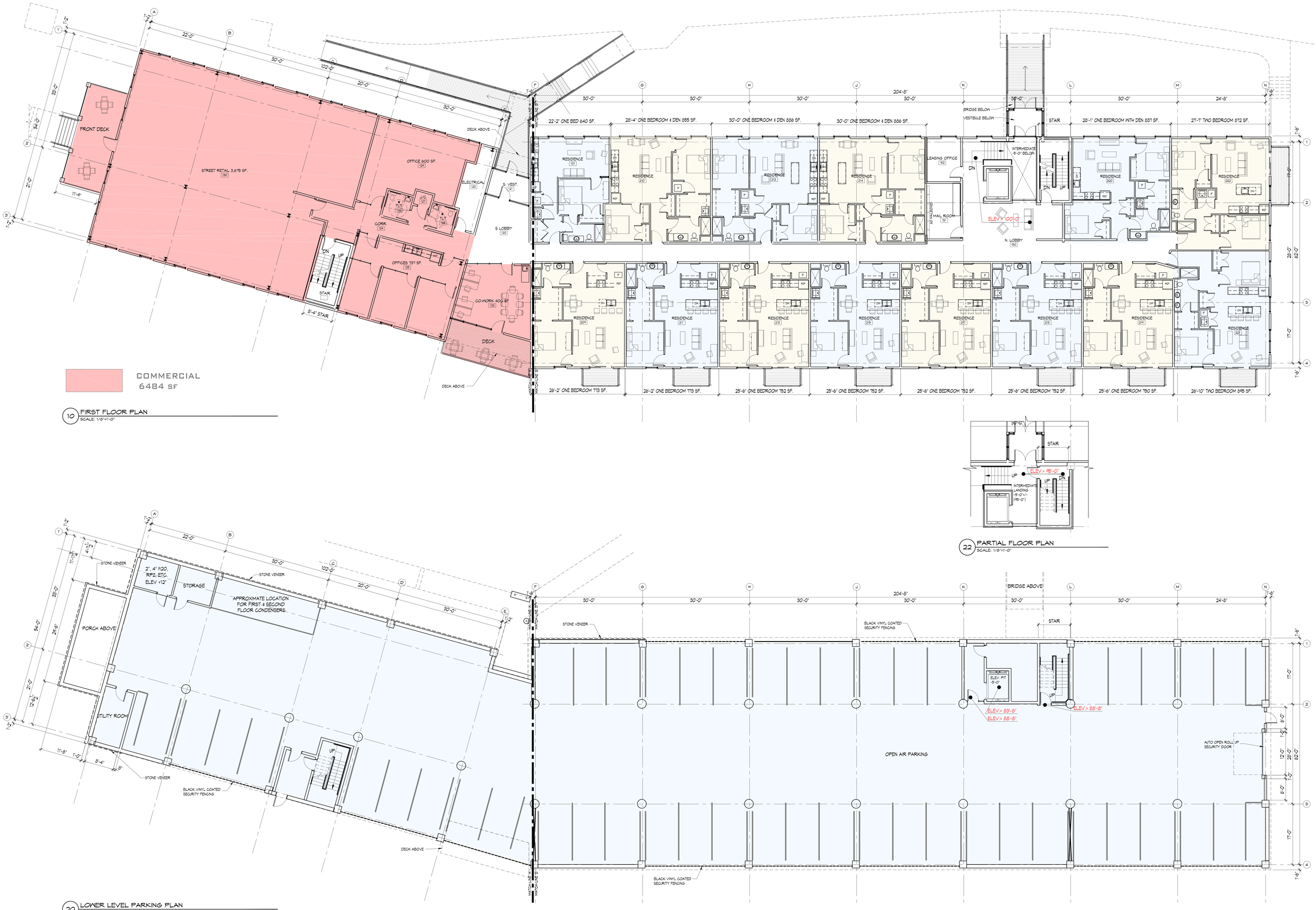
| NO. | DATE | BY |
|---|---|---|
| 1 | - | - |

DATE 01/06/21
SCALE AS NOTED
DRAWN VER
PROJ. 40081
TITLE
LAYOUT PLAN

L400



VILLAGE SUBMISSION: 01/06/21




10 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

22 PARTIAL FLOOR PLAN
SCALE: 1/8"=1'-0"




20 LOWER LEVEL PARKING PLAN
SCALE: 1/8"=1'-0"

0' 10' 20' 30'

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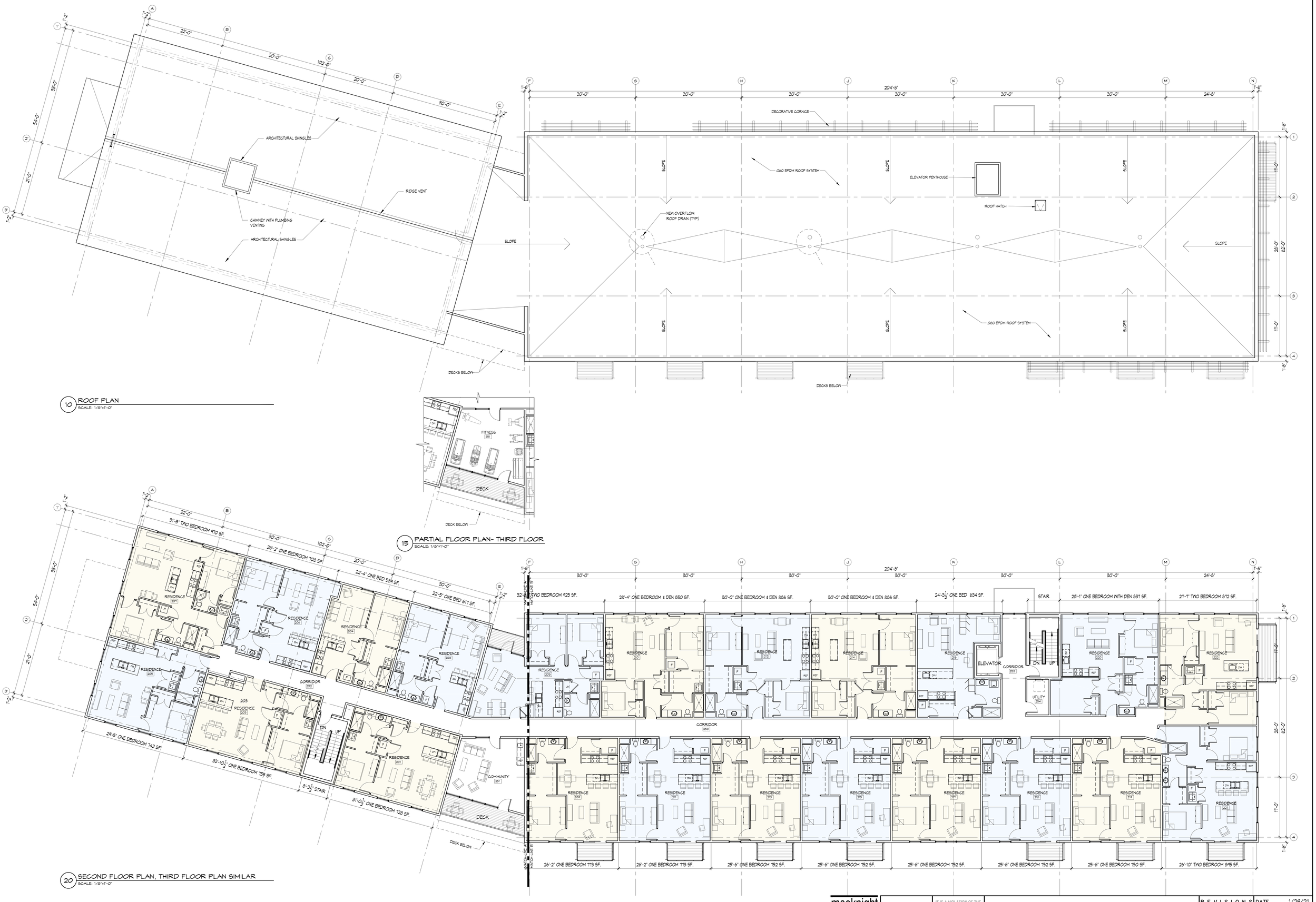
# Camillus Mills Phase II

52 WEST GENESEE STREET
CAMILLUS, NEW YORK 13031

| REVISIONS | | | DATE | 1/29/21 |
|---|---|---|---|---|
| NO. | DATE | BY | DRAWN | JFA |
| | | | LOWER & FIRST FLOOR PLAN | |
| | | | A-101 | |



VILLAGE SUBMISSION: 1/29/21




10 ROOF PLAN
SCALE: 1/8"=1'-0"




15 PARTIAL FLOOR PLAN- THIRD FLOOR
SCALE: 1/8"=1'-0"




20 SECOND FLOOR PLAN, THIRD FLOOR PLAN SIMILAR
SCALE: 1/8"=1'-0"

0' 10' 20' 30'

macknight architects
212 north franklin st
syracuse, new york 13202
p. 315.424.0018
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# Camillus Mills Phase II

52 WEST GENESEE STREET
CAMILLUS, NEW YORK 13031

| REVISIONS | | | DATE | 1/29/21 |
|---|---|---|---|---|
| NO. | DATE | BY | DRAWN | JFA |
| | | | SECOND, THIRD & ROOF PLAN | |
| | | | A-102 | |



VILLAGE SUBMISSION: 1/29/21



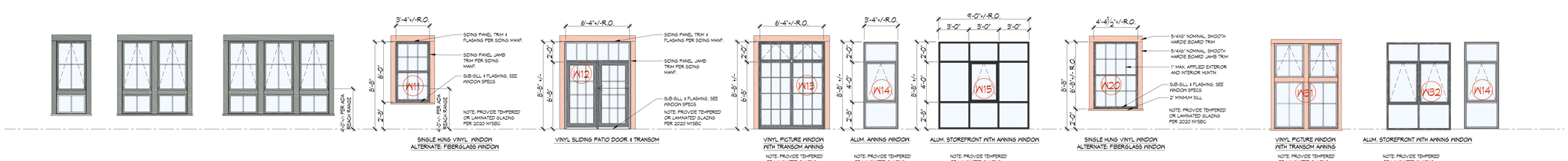

10 EAST ELEVATION
SCALE: 1/8"=1'-0"

0' 10' 20' 30'




20 SOUTH ELEVATION
SCALE: 1/8"=1'-0"






30 WINDOW TYPES
SCALE: 1/4"=1'-0"

REFER TO SHEET A203 FOR MATERIAL KEY

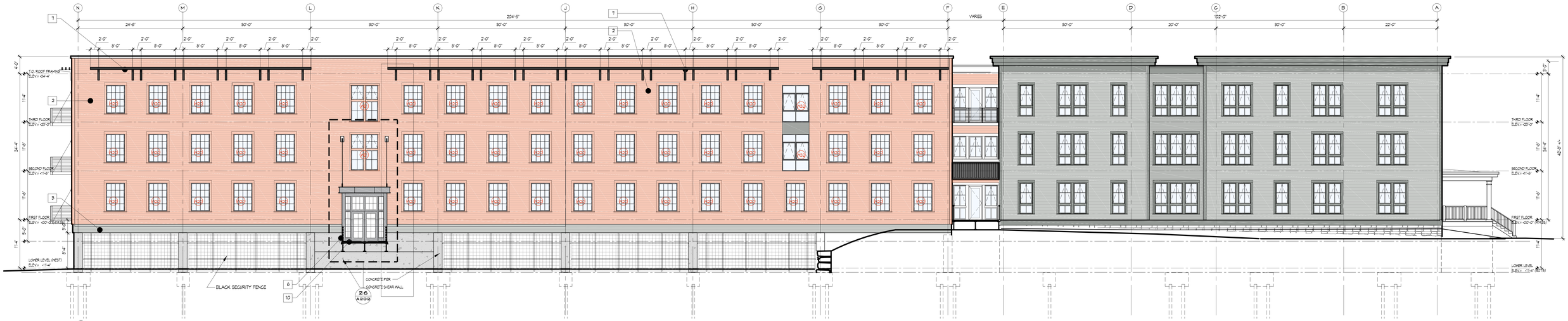
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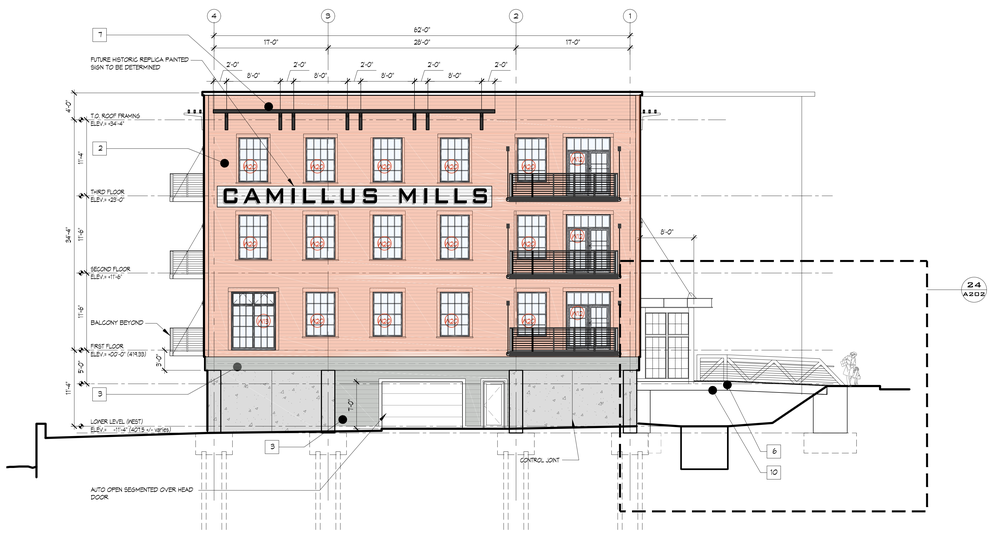
# Camillus Mills Phase II

52 WEST GENESEE STREET
CAMILLUS, NEW YORK 13031

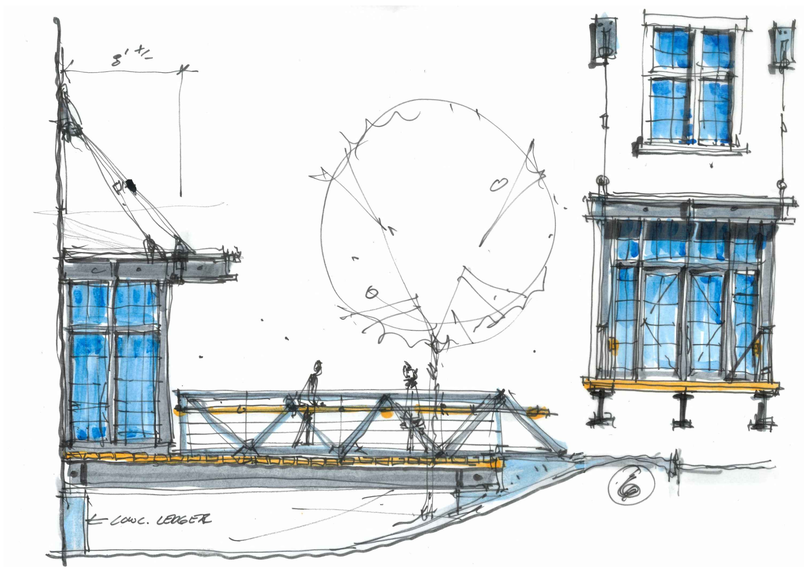
| REVISIONS | | | DATE | 2/8/21 |
|---|---|---|---|---|
| NO. | DATE | BY | DRAWN | AA |
| | | | EXTERIOR ELEVATIONS | |
| | | | A-201 | |




10 WEST ELEVATION
SCALE: 1/8"=1'-0"




20 NORTH ELEVATION
SCALE: 1/8"=1'-0"




24 ILLUSTRATION: ENLARGED ENTRY - NORTH ELEVATION
SCALE: n.t.s.

26 ILLUSTRATION: ENLARGED ENTRY- WEST ELEVATION
SCALE: n.t.s.

REFER TO SHEET A203 FOR MATERIAL KEY

0' 10' 20' 30'

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# Camillus Mills Phase II

52 WEST GENESEE STREET
CAMILLUS, NEW YORK 13031

| REVISIONS | | | DATE 2/8/21 |
|---|---|---|---|
| NO. | DATE | BY | DRAWN AA |
| | | | EXTERIOR ELEVATIONS |
| | | | A-202 |

Name of Applicant Company: Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Douglas B Sutherland, Member

Date: 3-31-21

STATE OF NEW YORK )

COUNTY OF ONONDAGA )ss.;

Douglas B Sutherland, being first duly sworn, deposes and says:

1. That I am the Member (Corporate Officer) of Camillus Mills Phase II, 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

MEMBER

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 31st day of March, 20 21.

Larry D. Clark

(Notary Public)

LARRY D CLARK
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Cayuga County
01CL6411329
MY COMMISSION EXPIRES 11/16/2023

End of Application

Rev 1-9-20

# Onondaga County Industrial Development Agency DRAFT

## Project Summary

4/7/2021

| | | | |
|---|---|---|---|
| **1. Project** | **C2 NY Sentinel Heights** | **2. Project Number** | **3101-21-05A** |
| **3. Location** | LaFayette | **4. School District** | LaFayette Central School District |
| **5. Tax Parcel(s)** | 025.-03-05.1; 025.-03.05.2 | **6. Project Type** | New construction of a community solar project |
| | | | 0 |

| | | |
|---|---|---|
| **7.Total Project Cost** | **$** | **7,656,250** |
| Land | $ | 281,250 |
| Site Work | $ | 100,000 |
| Building | $ | 2,000,000 |
| Furniture & Fixtures | $ | - |
| Equipment | $ | 4,500,000 |
| Equipment Subject to NYS Production Exemption | $ | - |
| Engineering/Architecture Fees | $ | 100,000 |
| Financial Charges | $ | - |
| Legal Fees | $ | - |
| Other- Solar Installation Labor | $ | 600,000 |

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

## Cost Benefit Analysis

**C2 NY Sentinel Heights**

| | | Fiscal Impact ($) |
|---|---|---|
| **Abatement Cost** | **$** | **1,549,578** |
| Sales Tax | $ | 306,250 |
| Mortgage Tax | $ | - |
| Property Tax Relief (PILOT) | $ | 1,243,328 |
| **New Investment** | **$** | **8,707,816** |
| PILOT Payments | $ | 594,562 |
| Project Wages (10 years) | $ | - |
| Construction Wages | $ | 435,300 |
| Employee Benefits (10 years) | $ | - |
| Project Capital Investment | $ | 7,581,250 |
| New Sales Tax Generated | $ | - |
| Agency Fees | $ | 96,703 |
| Agency Legal Fees | $ | 19,141 |
| **Benefit:Cost Ratio** | | **6 :1** |

## Project Description

This is a 3.375 KW Community Distributed Generation Solar Project to occupy 23 acres of land in the Town of LaFayette.

# C2 NY Sentinel Heights DRAFT 4/7/2021

A) PILOTS Estimate Table Worksheet

| | | |
|---|---|---|
| Current Revenue Generated by Parcel | $ | 2,945 |
| Expected Revenue from the Parcel if no project occurred | $ | 96,208 |
| Projected Year 1 Revenue to be generated as a result of the project: | | $18,563 |
| Total Project Cost | $ | 7,656,250 |
| OCIDA Estimate of Project Value | $ | 2,250,000 |
| Projected MW to be generated | | 3.375 |

| Year | Onondaga County | LaFayette | LaFayette Central School District | Total PILOT | Full Tax Payment without PILOT | Net Exemption |
|---|---|---|---|---|---|---|
| | 17.8% | 18.4% | 63.8% | 100.0% | | |
| **2019-2020** | **$ 524** | **$ 543** | **$ 1,878** | **$ 2,945** | | |
| 1 | $ 3,300 | $ 3,422 | $ 11,840 | $ 18,563 | $ 46,143 | $ 27,580 |
| 2 | $ 3,366 | $ 3,491 | $ 12,077 | $ 18,934 | $ 47,066 | $ 28,132 |
| 3 | $ 3,433 | $ 3,560 | $ 12,319 | $ 19,312 | $ 48,007 | $ 28,695 |
| 4 | $ 3,502 | $ 3,632 | $ 12,565 | $ 19,699 | $ 48,967 | $ 29,269 |
| 5 | $ 3,572 | $ 3,704 | $ 12,816 | $ 20,093 | $ 49,947 | $ 29,854 |
| 6 | $ 3,643 | $ 3,778 | $ 13,073 | $ 20,494 | $ 50,946 | $ 30,451 |
| 7 | $ 3,716 | $ 3,854 | $ 13,334 | $ 20,904 | $ 51,964 | $ 31,060 |
| 8 | $ 3,791 | $ 3,931 | $ 13,601 | $ 21,322 | $ 53,004 | $ 31,681 |
| 9 | $ 3,866 | $ 4,010 | $ 13,873 | $ 21,749 | $ 54,064 | $ 32,315 |
| 10 | $ 3,944 | $ 4,090 | $ 14,150 | $ 22,184 | $ 55,145 | $ 32,961 |
| 11 | $ 4,023 | $ 4,172 | $ 14,433 | $ 22,628 | $ 56,248 | $ 33,620 |
| 12 | $ 4,103 | $ 4,255 | $ 14,722 | $ 23,080 | $ 57,373 | $ 34,293 |
| 13 | $ 4,185 | $ 4,340 | $ 15,016 | $ 23,542 | $ 58,520 | $ 34,979 |
| 14 | $ 4,269 | $ 4,427 | $ 15,317 | $ 24,013 | $ 59,691 | $ 35,678 |
| 15 | $ 4,354 | $ 4,516 | $ 15,623 | $ 24,493 | $ 60,885 | $ 36,392 |
| 16 | $ 4,441 | $ 4,606 | $ 15,935 | $ 24,983 | $ 94,715 | $ 71,127 |
| 17 | $ 4,530 | $ 4,698 | $ 16,254 | $ 25,482 | $ 96,609 | $ 72,550 |
| 18 | $ 4,621 | $ 4,792 | $ 16,579 | $ 25,992 | $ 98,542 | $ 72,550 |
| 19 | $ 4,713 | $ 4,888 | $ 16,911 | $ 26,512 | $ 100,512 | $ 74,001 |
| 20 | $ 4,807 | $ 4,986 | $ 17,249 | $ 27,042 | $ 102,523 | $ 75,481 |
| 21 | $ 4,904 | $ 5,085 | $ 17,594 | $ 27,583 | $ 104,573 | $ 76,990 |
| 22 | $ 5,002 | $ 5,187 | $ 17,946 | $ 28,135 | $ 106,665 | $ 78,530 |
| 23 | $ 5,102 | $ 5,291 | $ 18,305 | $ 28,697 | $ 108,798 | $ 80,101 |
| 24 | $ 5,204 | $ 5,396 | $ 18,671 | $ 29,271 | $ 110,974 | $ 81,703 |
| 25 | $ 5,308 | $ 5,504 | $ 19,044 | $ 29,857 | $ 113,193 | $ 83,337 |
| | **$ 105,700** | **$ 109,614** | **$ 379,248** | **$ 594,562** | **$ 1,835,074** | **$ 1,243,328** |

**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: C2 NY Sentinel Heights Solar, LLC

Applicant Address: c/o C2 Energy Capital 99 Park Ave Suite 1700 New York, NY

Phone: 646-745-7438 Fax: none

Website: www.c2.energy E-mail: cjm@c2.energy

Federal ID#: 85-3931215 NAICS: 221114

State and Year of Incorporation/Organization: Delaware; November 16, 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: N/A

Federal ID#: N/A

State and Year of Incorporation/Organization: N/A

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

N/A

**B) Individual Completing Application:**

Name: Elie Schecter

Title: Consultant

Address: c/o C2 Energy Capital 99 Park Ave Suite 1700 New York, NY

Phone: 914-420-5803 Fax: None

E-mail: eas@c2.energy

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

Name: N/A

Title: N/A

Address: N/A

Phone: N/A Cell Phone: N/A

E-mail: N/S

**D) Company Counsel:**

Name of Attorney: Joseph Eno, Associate General Counsel

Firm Name: C2 Energy Capital, LLC

Address: 99 Park Ave Suite 1700 New York, NY 10016

Phone: 562-706-4287 Cell Phone: 562-706-4287

E-mail: jeno@c2.energy

**E) Business Organization (check appropriate category):**

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): N/A

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 |
|---|---|
| C2 Energy Development, LLC | 100% |
| N/A | N/A |
| N/A | N/A |
| N/A | N/A |

**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

Estimated % of sales outside Onondaga County but within New York State: 0

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: Sentinel Heights Road Lafayette, NY 13084

Legal Address (if different): c/o C2 Energy Capital 99 Park Ave Suite 1700 New York, NY

City: _____ Village/Town: Lafayette

Zip Code: 13084 School District: Lafayette Central School District

Tax Map Parcel ID(s): 025.-03-05.1 ; 025.-03-05.2

Current Assessed Value: $116,400 Sq. Footage of Existing Building: N/A

Census Tract: 40266

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

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 | $281,250 | 100% | $281,250 |
| Site Work/Demo | $100,000 | 100% | $100,000 |
| Building Construction & Renovation | $2,000,000 | 50% | $2,000,000 |
| Furniture & Fixtures | | | |
| Equipment | $4.5mil | 25% | $4.5mil |
| Equipment Subject to NYS Production Sales Tax | | | |
| Engineering/Architect | $100,000 | 50% | $100,000 |
| Financial Charges | | | |
| Legal | | | |
| Other | $600k interconnection costs | 100% | $600k |
| Management/Developer Fees | $75,000 | 0% | $75,000 |
| **Total Project Cost** | $7,656,250 | | $7,656,250 |

**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 $ 7,656,250

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

Sources of Funds for Project Costs:

1. Bank Financing $ _____
2. Equity (excluding equity that is attributed to grants/tax credits) $ 5,244,978.80
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) $ 2,411,271.20

-Identify each state and federal grant/credit:

NYSERDA NY Sun Incentives $ 649,771.20

Federal Investment Tax Credit $ $1,761,500

_____ $ _____

6. Total Sources of Funds for Project Costs $ 7,656,250

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 |
| Estimate the average length of construction jobs to be created (months): | 4 |
| Current annual payroll at facility: | 0 |
| 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 |
| N/A | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **Job Creation Subtotal** | | None | None | None | None | None | None |

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): $20,000 PILOT per year for 15 years

☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged):_____

☑ Sales and Use Tax Exemption (4% Local, 4% State): 4% Local (Solar is already tax exempt at State Level)

☐ 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): $ _____

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

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):

$ 306,250

## 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 C2 NY Sentinel Heights Solar, 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_____(date).

Company: C2 NY Sentinel Heights Solar, LLC

Representative for Contract: Candice Michalowicz

Address: c/o C2 Energy Capital, 1900 Park Ave Suite 1700 City: New York State: NY Zip: 10016

Phone: 917-201-7613 Email: cjm@c2.energy

Project Address: Sentinel Heights Road City: Lafayette State: NY Zip: 13084

General Contractor: TBD

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 C2 NY Sentinel Heights Solar, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

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: N/A

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), C2 NY Sentinel Heights Solar, 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.

C2 NY Sentinel Heights Solar, 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.

C2 NY Sentinel Heights Solar, 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: C2 NY Sentinel Heights Solar, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

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 C2 NY Sentinel Heights Solar, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

## Section X: Representations, Certifications, and Indemnification

_____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ (title) of _____ (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 _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

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

C2 NY Sentinel Heights Solar, LLC

Community Solar Project Payment in Lieu of Tax (PILOT) Application to Onondaga County Industrial Development Agency (OCIDA)

**Section 1 - G:**

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

Response: C2 NY Sentinel Heights Solar, LLC is a new Project Company formed for the sole purpose of developing this Community Solar project in Lafayette, NY. The Project Company's Parent, C2 Energy Capital and its affiliates, have developed and deployed Distributed Generation Solar Projects across the United States, including 8 Community Solar projects in Upstate New York that are very similar to the Sentinel Heights Project. This will be the Firm's first Project in Onondaga County.

C2 NY Sentinel Heights Solar, LLC

Community Solar Project Payment in Lieu of Tax (PILOT) Application to Onondaga County Industrial Development Agency (OCIDA)

**Section 1 - 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.

Response: We install Solar Photovoltaic (PV) Projects across the entire United States, sourcing specialized equipment, including PV modules and inverters, which are sourced globally. Our objective on every project, including this one, is to source electrical supplies, fencing materials, concrete, and other building materials locally. Our total annual supplies, raw materials, and vendor services purchased from Onondaga County are very small, but are expected to be in the order of 50% on this particular project.

C2 NY Sentinel Heights Solar, LLC

Community Solar Project Payment in Lieu of Tax (PILOT) Application to Onondaga County Industrial Development Agency (OCIDA)

**Section 2 - 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?

Response: This project will help our Organization achieve our goal of providing Community Solar Energy Projects throughout New York State, enabling local residences, businesses, and municipalities in Onondaga County to purchase local, clean, renewable energy at a discount to the rate they would otherwise we buying it from National Grid. Currently, under New York Real Property Tax Law 487, Solar Energy Generating Equipment is exempt from Real Property Taxes. This PILOT Agreement will help the municipalities earn PILOT revenues from this project, sited on land that is otherwise vacant and generating very little tax benefit for the Taxing Authorities.

C2 NY Sentinel Heights Solar, LLC

Community Solar Project Payment in Lieu of Tax (PILOT) Application to Onondaga County Industrial Development Agency (OCIDA)

**Section 2 - 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.**

Response:

This project is a 4,998.24 kW-DC (3,375 kW-AC) Community Distributed Generation Solar Project. The Solar Project will generate and export power directly to the National Grid electrical distribution system, for purchase and consumption by National Grid ratepayers in the greater Onondaga County Region. Ratepayers will have the opportunity to purchase clean, local, renewable energy at a lower cost than they would otherwise be purchasing their energy from National Grid.

The project will occupy 23 acres of land on two adjacent parcels totaling 125 acres. The land is currently vacant, with some portions being used for agricultural purposes by a tenant farmer, and other portions occupied by forest and wetland areas.

Solar Energy Systems such as these are tax exempt under Real Property Tax Law 487, however RPTL 487 allows for taxing jurisdictions to require Project Owners to enter into a Payment in Lieu of Tax (PILOT) Agreement. This PILOT Agreement will enable the taxing jurisdictions to benefit directly from the operation and installation of the project.

Please see the enclosed copy of the project site plan.

**Section 2 - H:**

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

Response: Please see project narrative in Section 2-D.

Tax Map#: 25-305.2, 25-305.1

FILING FEE: $50.00
LEGAL DEPOSIT / DEVELOPER FEE – PLEASE SEE CODE ENFORCEMENT OFFICER FOR FEE AMOUNT AND THIS MUST BE PAID BEFORE THE 1ST MEETING

Planning Board meets the 3rd Tuesday of the Month
Zoning Board of Appeals meets the 4th Tuesday of the Month
Make Check payable to: LaFayette Town Clerk
PO Box 193
LaFayette, NY 13084
Email: townclerk@townoflafayette.com

APPLICATION UNDER THE 1970 ZONING ORDINANCE
(AS AMENDED)
TOWN OF LAFAYETTE, NEW YORK

1. Name of Applicant:

C2 ENERGY DEVELOPMENT, LLC

2. Postal Address of Applicant:

99 Park Ave, Ste 1700, NEW YORK, NY 10016

3. Telephone Number of Applicant (or Applicant's Attorney or Agent):

(914)420-5803

4. Street Address and location of the subject property in relation to the closest intersection (e.g., 2336 Tully Farms Rd., east side. ½ mile south of Route 20):

SENTINEL HEIGHTS ROAD, LESS THAN 1 MILE SOUTH OF BULL HILL ROAD (EAST OF TENESEE GAS PIPELINE PROPERTIES)

5. Owner(s) of the subject property:

SENTINEL FARMS, LLC

6. If the owner(s) of the subject property is not the applicant, state the interest of the applicant in the subject property:

THE APPLICANT HAS ENTERED INTO A LEASE OPTION AGREEMENT WITH THE OWNER OF THE PROPERTY

7. Zoning classification in which the subject property is located:

AR - AGRICULTURAL / RESIDENTIAL

8. Nature of relief requested (Please describe, in detail, the proposed use of structure for which approval is sought):

SPECIFIC PERMIT APPROVAL AND CONTROLLED SITE APPROVAL FOR A PROPOSED SOLAR FARM COMPRISED OF APPROXIMATELY 33 ACRES.

(a) Variance (e.g. "Variance of uses permitted in an Agricultural-Residential District to allow for two family dwelling" or "Variance of side yard width in Business District to allow 30"x40" addition to existing retail store to within 15' of north side line".)

(b) Specific Permit (e.g., "Specific Permit for dog kennel in an Agricultural- Residential District".)

SPECIFIC PERMIT FOR A SOLAR FARM IN AN AGRICULTURAL - RESIDENTIAL DISTRICT

(c) Controlled Site Approval (e.g., Controlled Site approval for home occupation in an Agricultural- Residential District.")

CONTROLLED SITE APPROVAL FOR A SOLAR FARM IN AN AGRICULTURAL - RESIDENTIAL DISTRICT

9. Description of the subject property – please attach to your application a survey, site plan, or accurate sketch drawn to scale showing all of the following information:

(a) All property boundaries, all streets, and north arrow
(b) Names of all owners of neighboring property located within 300 feet of the subject property, and the uses made of all neighboring properties;
(c) Location and dimensions of all buildings and structures, both existing and proposed, on the subject property including distances from all property lines;
(d) Location of water supply, and septic system and any proposed changes;
(e) Access and parking, and any proposed changes;
(f) Landscaping and topography, and any proposed changes; and
(g) Signs and appurtenances, and any proposed changes.

10. If a variance is sought, state what facts you believe constitute unnecessary hardship in the strict application of the Zoning Ordinance to the property. For GUIDANCE, SEE THE "USE VARIANCE" SECTION OF THE "GUIDE FOR APPLICANTS."

11. If an area variance is sought, state what facts you believe constitutes practical difficulties in the strict application of the Zoning Ordinance to the property. SEE THE "ARE VARIANCE SECTION OF THE GUIDE FOR APPLICANTS."

12. If a specific permit or controlled site approval is sought, state what facts you believe indicate that the proposed use or structure is reasonably consistent with the neighborhood. SEE THE "SPECIFIC PERMIT" AND "CONTROLLED SITE APPROVAL" SECTIONS OF THE "GUIDE FOR APPLICANTS."

AS ASTATED IN THE TOWN ZONING CODE, SOLAR FARMS ARE A PERMITTED USE WITHIN THE ARGICULTURAL - RESIDENTIAL DISTRICT. THE PROPOSED PROJECT WILL BE SCREENED ON THE NORTH, SOUTH AND WEST BY EXISTING VEGETATION. PROPOSED VEGETATION IS PROPOSED TO SCREEN THE PROJECT ALONG SENTINEL HEIGHTS ROAD. THE PROJECT IS REASONABLY CONSISTENT IN NATURE WITH THE NEARBY UTILITIES SUCH AS COMUNICATIONS AND GAS TRANSMISSION FACILITIES, AS WELL AS OTHER NEARBY SOLAR PROJECTS.

Print Name: Elisha (Elie) Schecter

Applicant Signature: Elisha Schecter Date:

*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:<br>SENTINEL HEIGHTS SOLAR ARRAY | | |
| Project Location (describe, and attach a general location map):<br>SENTINEL HEIGHTS ROAD, LESS THAN 1 MILE SOUTH OF BULL HILL ROAD (EAST OF TENESEE GAS PIPELINE PROPERTIES) | | |
| Brief Description of Proposed Action (include purpose or need):<br>PROVIDING COMMUNITY SOLAR POWER WITH A GROUND MOUNTED SOLAR ARRAY FARM, APPROXIMATELY ~33 ACRES IN SIZE. | | |
| Name of Applicant/Sponsor:<br>C2 ENERGY DEVELOPMENT, LLC (Elie Schecter) | Telephone: (914)420-5803<br>E-Mail: eas@c2.energy | |
| Address: 55 FIFTH AVENUE, 18TH FLOOR | | |
| City/PO: NEW YORK | State: NY | Zip Code: 10003 |
| Project Contact (if not same as sponsor; give name and title/role): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

**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 | Controlled Site Approval | 6/12/2020 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | Special Permit | 6/12/2020 |
| d. Other local agencies ☐Yes ☑No | | |
| e. County agencies ☑Yes ☐No | County Planning Board | TBD |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☑Yes ☐No | NYSDEC Notice of Intent | TBD |
| 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?
AR - AGRICULTURAL - RESIDENTIAL

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? Lafayette Central School District

b. What police or other public protection forces serve the project site?
NYS Police and County Sheriff's Department

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

d. What parks serve the project site?
None

**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)? Construction and operation of a PV solar array on agricultural land.

b. a. Total acreage of the site of the proposed action? ~125.9 acres
b. Total acreage to be physically disturbed? ~3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ~125.9 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: 3-4 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 No buildings

*ii.* Dimensions (in feet) of largest proposed structure: NA height; NA width; and NA length

*iii.* Approximate extent of building space to be heated or cooled: NONE 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): A wetland delineation has been completed for the project area. Identified wetlands are considered to be jurisdictional waters of the U.S. In addition, one DEC Freshwater Wetland was identified off the property. The project has been designed to avoid wetland impacts with no work within the Adjacent Area of the identified DEC Freshwater Wetland. Refer to Site Plans and survey.

*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?

_____ Square feet or 0 acres (impervious surface)

_____ Square feet or 125.9 acres (parcel size)

*ii.* Describe types of new point sources. Solar panels are not considered an impervious surface by NYSDEC. The proposed road is a NYSDEC approved pervious surface.

*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)?

No change to surface water runoff is proposed.

- 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: The proposed action is an alternative energy project that will generate electricity without any carbon emissions.

*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: 6AM - 6PM
- Saturday: 8AM - 6 PM
- Sunday: _____
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: 8AM - 5PM
- 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:

Short-term construction related noise generation is anticipated, thereafter no significant noise generation is anticipated.

*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: _____ 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): GAS LINE AND SUBSTATION

*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 | 0.03 | ~0.03 |
| • Forested | ~87 | ~80 | -7 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | ~33 | 7 | -26 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | ~6 | 6 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ | 0 | 0 | 0 |

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): 734050

*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? Estimated ~0-15 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:

| | |
|---|---|
| Aurora Silt Loam | 20.7 % |
| Honeoy Silt Loam | 72.4 % |
| Honeoye and Lansing soils | 3.8 % |

d. What is the average depth to the water table on the project site? Average: ~1.5-7 feet

e. Drainage status of project site soils:
☐ Well Drained: 80 % of site
☐ Moderately Well Drained: 20 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 60 % of site
☑ 10-15%: 20 % of site
☑ 15% or greater: 20 % 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

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? ~33 Acres on full property

*ii.* Source(s) of soil rating(s): 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.

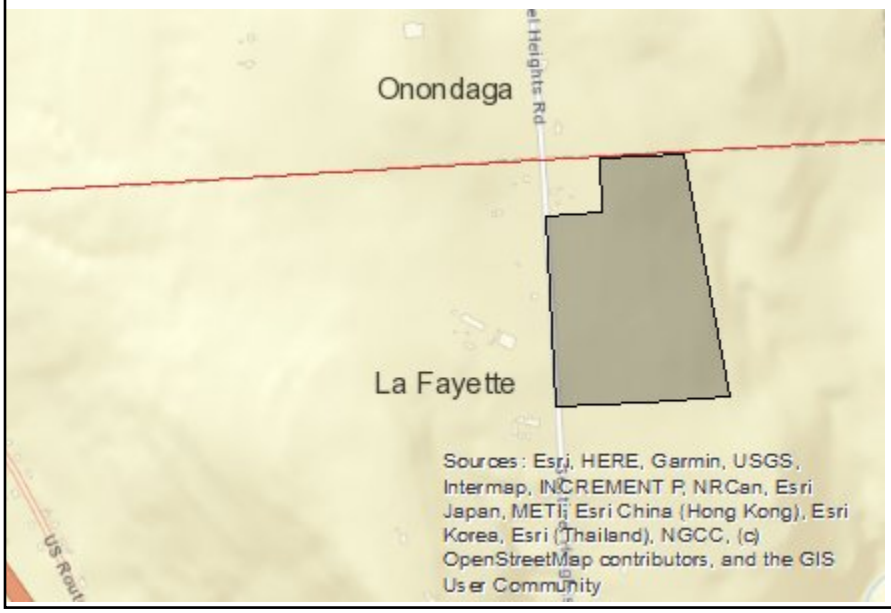
Applicant/Sponsor Name Jessica Marquard, R.L.A. / LARCH Date June 12, 2020

Signature _____ Title Managing Member

**PRINT FORM**

# EAF Mapper Summary Report

Thursday, June 11, 2020 3:18 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] | 734050 |
| 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] | 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] | Yes |
| E.3.i. [Designated River Corridor] | No |

## *Full Environmental Assessment Form*
## *Part 2 - Identification of Potential Project Impacts*

Agency Use Only [If applicable]
Project: C2 ENERGY
Date:

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

**1. Impact on Land**
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐NO ☑YES
*If "Yes", answer questions a - j. If "No", move on to Section 2.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet. | E2d | ☑ | ☐ |
| b. The proposed action may involve construction on slopes of 15% or greater. | E2f | ☑ | ☐ |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. | E2a | ☑ | ☐ |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. | D2a | ☑ | ☐ |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases. | D1e | ☑ | ☐ |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q | ☑ | ☐ |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | ☑ | ☐ |
| h. Other impacts: _____ | | ☐ | ☐ |

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. Identify the specific land form(s) attached: _____ _____ | E2g | ☐ | ☐ |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____ | E3c | ☐ | ☐ |
| c. Other impacts: _____ _____ | | ☐ | ☐ |

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may create a new water body. | D2b, D1h | ☐ | ☐ |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water. | D2b | ☐ | ☐ |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body. | D2a | ☐ | ☐ |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. | E2h | ☐ | ☐ |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. | D2a, D2h | ☐ | ☐ |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water. | D2c | ☐ | ☐ |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s). | D2d | ☐ | ☐ |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. | D2e | ☐ | ☐ |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. | E2h | ☐ | ☐ |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body. | D2q, E2h | ☐ | ☐ |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities. | D1a, D2d | ☐ | ☐ |

| | | | |
|---|---|---|---|
| l. Other impacts: _____ _____ | | ☐ | ☐ |

**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

*If "Yes", answer questions a - h. If "No", move on to Section 5.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. | D2c | ☐ | ☐ |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____ | D2c | ☐ | ☐ |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services. | D1a, D2c | ☐ | ☐ |
| d. The proposed action may include or require wastewater discharged to groundwater. | D2d, E2l | ☐ | ☐ |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated. | D2c, E1f, E1g, E1h | ☐ | ☐ |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. | D2p, E2l | ☐ | ☐ |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources. | E2h, D2q, E2l, D2c | ☐ | ☐ |
| h. Other impacts: _____ _____ | | ☐ | ☐ |

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

*If "Yes", answer questions a - g. If "No", move on to Section 6.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may result in development in a designated floodway. | E2i | ☐ | ☐ |
| b. The proposed action may result in development within a 100 year floodplain. | E2j | ☐ | ☐ |
| c. The proposed action may result in development within a 500 year floodplain. | E2k | ☐ | ☐ |
| d. The proposed action may result in, or require, modification of existing drainage patterns. | D2b, D2e | ☐ | ☐ |
| e. The proposed action may change flood water flows that contribute to flooding. | D2b, E2i, E2j, E2k | ☐ | ☐ |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade? | E1e | ☐ | ☐ |

| | | | |
|---|---|---|---|
| g. Other impacts: _____ _____ | | ☐ | ☐ |

**6. Impacts on Air**

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑NO ☐YES

*If "Yes", answer questions a - f. If "No", move on to Section 7.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: | | | |
| i. More than 1000 tons/year of carbon dioxide ($CO_2$) | D2g | ☐ | ☐ |
| ii. More than 3.5 tons/year of nitrous oxide ($N_2O$) | D2g | ☐ | ☐ |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) | D2g | ☐ | ☐ |
| iv. More than .045 tons/year of sulfur hexafluoride ($SF_6$) | D2g | ☐ | ☐ |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions | D2g | ☐ | ☐ |
| vi. 43 tons/year or more of methane | D2h | ☐ | ☐ |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants. | D2g | ☐ | ☐ |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour. | D2f, D2g | ☐ | ☐ |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above. | D2g | ☐ | ☐ |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour. | D2s | ☐ | ☐ |
| f. Other impacts: _____ _____ | | ☐ | ☐ |

**7. Impact on Plants and Animals**

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☑YES

*If "Yes", answer questions a - j. If "No", move on to Section 8.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2o | ☑ | ☐ |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. | E2o | ☑ | ☐ |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2p | ☑ | ☐ |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. | E2p | ☑ | ☐ |

| | | | |
|---|---|---|---|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. | E3c | ☑ | ☐ |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____ | E2n | ☑ | ☐ |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. | E2m | ☑ | ☐ |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____ | E1b | ☑ | ☐ |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. | D2q | ☑ | ☐ |
| j. Other impacts: _____ _____ | | ☐ | ☐ |

**8. Impact on Agricultural Resources**
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐NO ☑YES
*If "Yes", answer questions a - h. If "No", move on to Section 9.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. | E2c, E3b | ☑ | ☐ |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). | E1a, E1b | ☑ | ☐ |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. | E3b | ☑ | ☐ |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a | ☑ | ☐ |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system. | E1 a, E1b | ☑ | ☐ |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland. | C2c, C3, D2c, D2d | ☑ | ☐ |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan. | C2c | ☑ | ☐ |
| h. Other impacts: _____ | | ☐ | ☐ |

**9. Impact on Aesthetic Resources**
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
☐ NO ☑ YES
*If "Yes", answer questions a - g. If "No", go to Section 10.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. | E3h | ☑ | ☐ |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. | E3h, C2b | ☑ | ☐ |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round | E3h | ☑<br>☑ | ☐<br>☐ |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities | E3h<br>E2q,<br>E1c | ☑<br>☑ | ☐<br>☐ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | ☑ | ☐ |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>½ -3 mile<br>3-5 mile<br>5+ mile | D1a, E1a, D1f, D1g | ☑ | ☐ |
| g. Other impacts: _____ | | ☐ | ☐ |

**10. Impact on Historic and Archeological Resources**
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
☑ NO ☐ YES
*If "Yes", answer questions a - e. If "No", go to Section 11.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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. | E3e | ☐ | ☐ |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. | E3f | ☐ | ☐ |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____ | E3g | ☐ | ☐ |

| | | | |
|---|---|---|---|
| d. Other impacts: _____ | | ☐ | ☐ |
| e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3: | | | |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property. | E3e, E3g, E3f | ☐ | ☐ |
| ii. The proposed action may result in the alteration of the property's setting or integrity. | E3e, E3f, E3g, E1a, E1b | ☐ | ☐ |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

**11. Impact on Open Space and Recreation**

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
*If "Yes", answer questions a - e. If "No", go to Section 12.*

☑ NO ☐ YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat. | D2e, E1b E2h, E2m, E2o, E2n, E2p | ☐ | ☐ |
| b. The proposed action may result in the loss of a current or future recreational resource. | C2a, E1c, C2c, E2q | ☐ | ☐ |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources. | C2a, C2c E1c, E2q | ☐ | ☐ |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource. | C2c, E1c | ☐ | ☐ |
| e. Other impacts: _____ | | ☐ | ☐ |

**12. Impact on Critical Environmental Areas**

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
*If "Yes", answer questions a - c. If "No", go to Section 13.*

☑ NO ☐ YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA. | E3d | ☐ | ☐ |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA. | E3d | ☐ | ☐ |
| c. Other impacts: _____ | | ☐ | ☐ |

**13. Impact on Transportation**
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
*If "Yes", answer questions a - f. If "No", go to Section 14.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. Projected traffic increase may exceed capacity of existing road network. | D2j | ☐ | ☐ |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j | ☐ | ☐ |
| c. The proposed action will degrade existing transit access. | D2j | ☐ | ☐ |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations. | D2j | ☐ | ☐ |
| e. The proposed action may alter the present pattern of movement of people or goods. | D2j | ☐ | ☐ |
| f. Other impacts: _____ | | ☐ | ☐ |

**14. Impact on Energy**
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
*If "Yes", answer questions a - e. If "No", go to Section 15.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action will require a new, or an upgrade to an existing, substation. | D2k | ☑ | ☐ |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. | D1f, D1q, D2k | ☑ | ☐ |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. | D2k | ☑ | ☐ |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. | D1g | ☑ | ☐ |
| e. Other Impacts: _____ | | ☐ | ☐ |

**15. Impact on Noise, Odor, and Light**
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
*If "Yes", answer questions a - f. If "No", go to Section 16.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may produce sound above noise levels established by local regulation. | D2m | ☑ | ☐ |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. | D2m, E1d | ☑ | ☐ |
| c. The proposed action may result in routine odors for more than one hour per day. | D2o | ☑ | ☐ |

| | | | |
|---|---|---|---|
| d. The proposed action may result in light shining onto adjoining properties. | D2n | ☑ | ☐ |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | ☑ | ☐ |
| f. Other impacts: _____ _____ | | ☐ | ☐ |

**16. Impact on Human Health**
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES
*If "Yes", answer questions a - m. If "No", go to Section 17.*

| | Relevant Part I Question(s) | No,or small impact may cccur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | ☐ | ☐ |
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | ☐ | ☐ |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | ☐ | ☐ |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | ☐ | ☐ |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | ☐ | ☐ |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | ☐ | ☐ |
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | ☐ | ☐ |
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | ☐ | ☐ |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | ☐ | ☐ |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g E1h | ☐ | ☐ |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | ☐ | ☐ |
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | ☐ | ☐ |
| m. Other impacts: _____ _____ | | | |

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☐ NO ☑ YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). | C2, C3, D1a E1a, E1b | ☑ | ☐ |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. | C2 | ☑ | ☐ |
| c. The proposed action is inconsistent with local land use plans or zoning regulations. | C2, C2, C3 | ☑ | ☐ |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans. | C2, C2 | ☑ | ☐ |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure. | C3, D1c, D1d, D1f, D1d, E1b | ☑ | ☐ |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure. | C4, D2c, D2d D2j | ☑ | ☐ |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action) | C2a | ☑ | ☐ |
| h. Other: _____ _____ | | ☐ | ☐ |

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☐ NO ☑ YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|---|
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g | ☑ | ☐ |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) | C4 | ☑ | ☐ |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. | C2, C3, D1f D1g, E1a | ☑ | ☐ |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. | C2, E3 | ☑ | ☐ |
| e. The proposed action is inconsistent with the predominant architectural scale and character. | C2, C3 | ☑ | ☐ |
| f. Proposed action is inconsistent with the character of the existing natural landscape. | C2, C3 E1a, E1b E2g, E2h | ☑ | ☐ |
| g. Other impacts: _____ _____ | | ☑ | ☐ |

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Agency Use Only [If Applicable]

Project: C2 ENERGY

Date:

## *Full Environmental Assessment Form*
## *Part 3 - Evaluation of the Magnitude and Importance of Project Impacts*
## *and*
## *Determination of Significance*

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

### Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Lafayette Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: C2 Energy Development on Sentinel Heights Road Lafayette New York

Name of Lead Agency: Town of Lafayette Planning Board

Name of Responsible Officer in Lead Agency: Brad Bush Planning Board Chairman

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: Bradley J Bush Date:

Signature of Preparer (if different from Responsible Officer) Mark Chambers Date: October 20,2020

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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## 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:<br>SENTINEL HEIGHTS SOLAR ARRAY | | |
| Project Location (describe, and attach a general location map):<br>SENTINEL HEIGHTS ROAD, LESS THAN 1 MILE SOUTH OF BULL HILL ROAD (EAST OF TENESEE GAS PIPELINE PROPERTIES) | | |
| Brief Description of Proposed Action (include purpose or need):<br>PROVIDING COMMUNITY SOLAR POWER WITH A GROUND MOUNTED SOLAR ARRAY FARM, APPROXIMATELY ~33 ACRES IN SIZE. | | |
| Name of Applicant/Sponsor:<br>C2 ENERGY DEVELOPMENT, LLC (Elie Schecter) | Telephone: (914)420-5803<br>E-Mail: eas@c2.energy | |
| Address: 55 FIFTH AVENUE, 18TH FLOOR | | |
| City/PO: NEW YORK | State: NY | Zip Code: 10003 |
| Project Contact (if not same as sponsor; give name and title/role): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

**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 | Controlled Site Approval | 6/12/2020 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | Special Permit | 6/12/2020 |
| d. Other local agencies ☐Yes ☑No | | |
| e. County agencies ☑Yes ☐No | County Planning Board | TBD |
| f. Regional agencies ☐Yes ☑No | | |
| g. State agencies ☑Yes ☐No | NYSDEC Notice of Intent | TBD |
| 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?
AR - AGRICULTURAL - RESIDENTIAL

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? Lafayette Central School District

b. What police or other public protection forces serve the project site?
NYS Police and County Sheriff's Department

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

d. What parks serve the project site?
None

**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)? Construction and operation of a PV solar array on agricultural land.

b. a. Total acreage of the site of the proposed action? ~125.9 acres
b. Total acreage to be physically disturbed? ~3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ~125.9 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: 3-4 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 No buildings
*ii.* Dimensions (in feet) of largest proposed structure: NA height; NA width; and NA length
*iii.* Approximate extent of building space to be heated or cooled: NONE 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? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
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): A wetland delineation has been completed for the project area. Identified wetlands are considered to be jurisdictional waters of the U.S. In addition, one DEC Freshwater Wetland was identified off the property. The project has been designed to avoid wetland impacts with no work within the Adjacent Area of the identified DEC Freshwater Wetland. Refer to Site Plans and survey.

*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?

_____ Square feet or 0 acres (impervious surface)

_____ Square feet or 125.9 acres (parcel size)

*ii.* Describe types of new point sources. Solar panels are not considered an impervious surface by NYSDEC. The proposed road is a NYSDEC approved pervious surface.

*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)?

No change to surface water runoff is proposed.

- 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: The proposed action is an alternative energy project that will generate electricity without any carbon emissions.

*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: 6AM - 6PM
- Saturday: 8AM - 6 PM
- Sunday: _____
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: 8AM - 5PM
- 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:

Short-term construction related noise generation is anticipated, thereafter no significant noise generation is anticipated.

*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: _____ 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): GAS LINE AND SUBSTATION

*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 | 0.03 | ~0.03 |
| • Forested | ~87 | ~80 | -7 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | ~33 | 7 | -26 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | ~6 | 6 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ _____ | 0 | 0 | 0 |

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): 734050

*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? Estimated ~0-15 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:

| | |
|---|---|
| Aurora Silt Loam | 20.7 % |
| Honeoy Silt Loam | 72.4 % |
| Honeoye and Lansing soils | 3.8 % |

d. What is the average depth to the water table on the project site? Average: ~1.5-7 feet

e. Drainage status of project site soils:
☐ Well Drained: 80 % of site
☐ Moderately Well Drained: 20 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 60 % of site
☑ 10-15%: 20 % of site
☑ 15% or greater: 20 % 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

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? ~33 Acres on full property

*ii.* Source(s) of soil rating(s): 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.

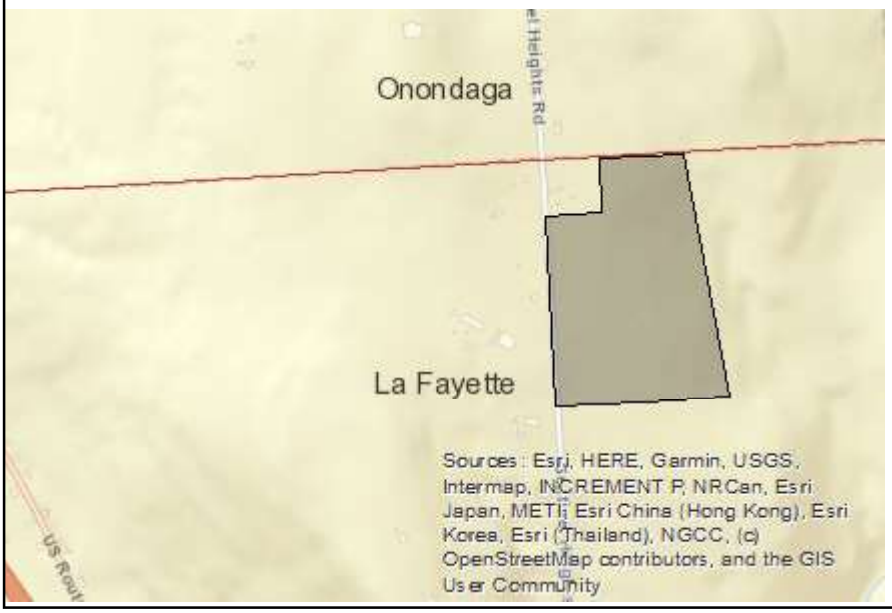
Applicant/Sponsor Name Jessica Marquard, R.L.A. / LARCH Date June 12, 2020

Signature _____ Title Managing Member

PRINT FORM

# EAF Mapper Summary Report

Thursday, June 11, 2020 3:18 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] | 734050 |
| 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] | 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] | Yes |
| E.3.i. [Designated River Corridor] | No |

**RESOLUTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT RELATIVE TO THE REQUEST FOR A SPECIFIC PERMIT AND CONTROLLED SITE PLAN APPROVAL FOR A SOLAR FARM**

**WHEREAS**, pursuant to Article 8 of the New York State Environmental Conservation Law, as amended, and the regulations of the New York State Department of Environmental Conservation promulgate thereunder (collectively "SEQR"), the Planning Board of the Town of LaFayette, Onondaga County, New York (the "Board"), is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQR) to be taken by the Board (the "Action"); and

**WHEREAS,** the Action contemplated is the approval of a specific permit and controlled site plan for a solar farm proposed by C2 Energy Development, LLC on Sentinel Heights Road in the Town of LaFayette; and

**WHEREAS**, pursuant to SEQR, the Board desires to determine whether the Action may have a significant adverse impact on the environment (as defined by SEQR); and

**WHEREAS**, to aid the Board in determining whether the Action may have a significant adverse impact upon the environment, the Board has been supplied with a Long Environmental Assessment Form (the "EAF"), a copy of which is on file at the office of the Clerk of the Board; and

**WHEREAS**, the Board desires to declare itself Lead Agency for this Type I Action under SEQR with a coordinated review; and

**WHEREAS**, the Board and its representatives have consulted with various interested parties, considered the impacts of the applications and otherwise undertaken the requisite "hard look" with respect to the Action;

**NOW, THEREFORE,**

**BE IT RESOLVED** by the Board as follows:

1. Based upon the foregoing, an examination of the EAF and the criteria contained in 6 NYCRR §617.7, the Board makes the following determination with respect to the Action:

A. The Board hereby declares itself as Lead Agency for this Type I Action with a coordinated review;

B. The Action will not have significant adverse impact on the environment;

C. As a consequence of the foregoing, the Board hereby directs that a Negative Declaration be issued with respect to the Action; and

D. The requirements of SEQR have been met.

2. The Clerk of the Board is hereby directed to file a Negative Declaration with respect to the Action in the Office of the Clerk in a file that will be readily accessible to the public.

3. This Resolution shall take effect immediately.

Dated: October 20, 2020

TOWN OF LAFAYETTE PLANNING BOARD and ZONING BOARD OF APPEALS

Resolution for Specific Permit Approval and Site Plan Approval
of C2 Energy Development, LLC Community Solar Project

October 20 & 27, 2020

**WHEREAS**, on or about June 12, 2020, C2 Energy Development, LLC ("Applicant") submitted specific permit and site plan applications pursuant to Local Law No. 1 of 2018 of the Town of LaFayette Town Law ("Town Solar Law") for a 5,000 kw solar energy facility ("Project") to be developed on two parcels totaling 125.15 acres along Sentinel Heights Road less than one mile south of Bull Hill Road and east of the Tennessee Gas pipeline properties in the Town of LaFayette ("Project Site"); and

**WHEREAS**, pursuant to the Town Solar Law, the proposed facility is classified as large scale solar energy system which is a permitted use on the Project Site subject to specific permit approval from the Town of LaFayette Zoning Board of Appeals ("ZBA"), site plan approval from the Town of LaFayette Planning Board ("Planning Board") and compliance with the approval standards for large scale solar energy systems set forth therein; and

**WHEREAS**, the documents submitted by the Applicant as part of its specific permit and site plan applications consisted of, among other things, (1) a Site Plan Application; (2) a Specific Permit Application; (3) a proposed site plan; (4) a proposed stormwater management plan; (5) copy of the deed; (6) Part 1 of a Full Environmental Assessment Form ("FEAF"); (7) the requisite filing fees and escrow amount for the Application; and (8) other relevant documents and verbal representations ("Application"); and

**WHEREAS**, given that the specific permit and site plan applications are related, the Planning Board conducted a joint environmental coordinated review of the Application, and with the assistance of its technical and legal consultants, engaged in a detailed review of the Application materials and completed Parts 2 and 3 of the FEAF; and

**WHEREAS**, on October 20, 2020, the Planning Board as the lead agency under the State Environmental Quality Review Act ("SEQRA") adopted a Negative Declaration on the Application concluding that the proposed specific permit, site plan and solar project will not create any potentially significant adverse environmental impacts; and

**WHEREAS**, in accordance with its obligation under Section 239-m of the NYS General Municipal Law, the Planning Board and ZBA referred the Application to the Onondaga County Department of Planning and Development ("County Planning Department"); and

**WHEREAS**, the County Planning Department reviewed the Application for countywide and intermunicipal impacts and issued resolutions dated July 22, 2020 (case #s Z-20-202 and Z-20-203) providing one suggested modification and five comments about the Application; and

**WHEREAS**, on October 20, 2020 and October 27, 2020, the Planning Board and ZBA respectively opened separate public hearings on the Application as required by the LaFayette Town Solar Law and the NYS Town Law, and these hearings were concluded and closed on the same respective dates, before which all interested persons were given the opportunity to submit oral or written comment; and

**WHEREAS**, the Planning Board has determined that the solar project will comply with the applicable site plan criteria as set forth in the Town Solar Law; and

**WHEREAS**, the ZBA has determined that the solar project will comply with the applicable specific permit requirements and design standards as set forth in the Town Solar Law; and

**WHEREAS**, the Planning Board's and ZBA's determinations outlined above are based upon the Applicant's representations contained in all of the Application materials and oral presentations submitted to both boards.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to the Town Solar Law, the Planning Board hereby approves the controlled site plan and the ZBA hereby approves the specific permit for the Project proposed by C2 Energy Development, LLC dated June 12, 2020, subject to the conditions set forth below; and

**BE IT FURTHER RESOLVED**, that pursuant to Section 274-a of the New York State Town Law, the Planning Board imposes the following conditions on the approvals granted by this resolution:

1. The Applicant shall comply with all commitments made in the Application.
2. Prior to issuance of a certificate of completion/occupancy/operation, the Applicant and Town shall have fully executed a Payment in Lieu of Taxes Agreement in a form and amount acceptable to the Town Board of the Town of LaFayette, and the Applicant shall commence payments thereunder.
3. Prior to issuance of a permit for construction, the Applicant shall provide the decommissioning bond required under the Town Solar Law. The performance guarantee shall be in a form acceptable to the Town Attorney.
4. Prior to issuance of a permit for construction, the Applicant shall pay in full all consulting fees incurred by the Town.
5. At all times, the Applicant shall comply with this approval resolution. Unless otherwise expressed, any violation of this approval resolution or failure to satisfy the conditions set forth herein is subject to enforcement in accordance with New York Town Law or the Town Solar Law.
6. The access driveway(s) as shown on the site plan must be approved in writing by the Onondaga County Department of Transportation.
7. The Applicant must coordinate installation and operation of the solar array with local emergency services, to include providing safety notices and safety training to such local emergency services.
8. All panels and associated support structures used for the solar facilities must have anti-glare coating or consist of materials that will not produce offensive glare. Any glare issues shall be

resolved to the satisfaction of the Code Enforcement Officer, Town Engineer and Town Attorney prior to the issuance of a building permit.

9. Removal of any vegetation on the property other than specifically approved as part of the site plan is not permitted without further review and approval of the LaFayette Planning Board.
10. All approvals of the Public Service Commission for this commercial solar facility must be filed with the Town of LaFayette.
11. Access to the commercial solar equipment is limited to the access road as depicted on the site plan, and no other access shall be allowed without further review and approval of the LaFayette Planning Board.
12. All waste materials generated during site construction, including all packaging materials, must be removed from the site within a reasonable time.
13. The security fence shall be made accessible to local emergency personnel.
14. The use of pesticides and/or herbicides shall be limited to the maximum extent possible.
15. The opportunity to become customers of the Project shall be offered first to Town of LaFayette residents.
16. The Applicant shall file a new application with the Town if it decides to add a battery storage component associated with the Project.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby authorizes the Planning Board Chairperson to stamp and sign the Site Plan; and

**BE IT FURTHER RESOLVED**, that as required by the NYS Town Law, the Planning Board and ZBA Clerk shall file a copy of this approval resolution in the Town of LaFayette Town Clerk's office within 5 days after this resolution has been adopted and shall also send a copy of this resolution to the Applicant and the Town of LaFayette Code Enforcement Officer; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately.

Planning Board

Moved by: Mike LaCava

Seconded by: Rick Markoff

The foregoing resolution was voted upon with all members of the Planning Board voting in favor.

Zoning Board of Appeals

Moved by: Anita Minerd

Seconded by: James Nash

The foregoing resolution was voted upon with all members of the Zoning Board of Appeals voting in favor.

Dated: October 20 & 27, 2020

Town of LaFayette, New York

TOWN OF LA FAYETTE
2577 ROUTE 11
P.O. BOX 193
LA FAYETTE, N.Y. 13084

PHONE: 315-677-3674
FAX: 315-677-7806
WWW.TOWNOFLAFAYETTE.COM

TO: Onondaga County IDA

April 6, 2021

Re: C2 Energy Development

Dear Mrs. Lowery,

The Town Board of LaFayette, NY recognizes and approves of the planned solar farm to be located on Sentinel Heights, one mile south of Bull Hill Road and east of Tennessee Gas Pipeline.

Tax Map#: 025.-03.05.1

This project has met all processes as defined by Public Law in the Town of LaFayette and has been approved by the Planning Board and the Zoning Board of Appeals.

Please advise me of any further assistance that you may require in this matter.

Sincerely,

Bill McConnell
Supervisor

# Onondaga County Industrial Development Agency DRAFT

## Project Summary

4/12/2021

| | | | |
|---|---|---|---|
| **1. Project** | **Taft Solar, LLC** | **2. Project Number** | **3101-21-09B** |
| **3. Location** | Manlius | **4. School District** | East Syracuse-Minoa School District |
| | | **6. Project Type** | Solar Panel Array and Energy Storage |
| **5. Tax Parcel(s)** | 034.-01-20.1 | | |

Manlius

| | | |
|---|---|---|
| **7.Total Project Cost** | **$** | **5,215,600** |
| Land | $ | - |
| Site Work | $ | 500,000 |
| Building | $ | 4,515,600 |
| Furniture & Fixtures | $ | - |
| Equipment | $ | - |
| Equipment Subject to NYS Production Exemption | $ | - |
| Engineering/Architecture Fees | $ | - |
| Financial Charges | $ | - |
| Legal Fees | $ | 200,000 |
| Other- Solar Installation Labor | $ | - |

| | |
|---|---|
| **8. Total Jobs** | 1.5 |
| 8A. Job Retention | 0.0 |
| 8B: Job Creation (Next 5 Years) | 1.5 |

## Cost Benefit Analysis

**Taft Solar, LLC**

| | | **Fiscal Impact ($)** |
|---|---|---|
| **Abatement Cost** | **$** | **220,244** |
| Sales Tax | $ | 37,128 |
| Mortgage Tax | $ | - |
| Property Tax Relief (PILOT) | $ | 183,116 |
| **New Investment** | **$** | **8,556,696** |
| PILOT Payments | $ | 314,651 |
| Project Wages (10 years) | $ | 1,872,000 |
| Construction Wages | $ | 1,088,250 |
| Employee Benefits (10 years) | $ | - |
| Project Capital Investment | $ | 5,215,600 |
| New Sales Tax Generated | $ | - |
| Agency Fees | $ | 66,195 |
| Agency Legal Fees | $ | 13,039 |
| **Benefit:Cost Ratio** | | **39 :1** |

## Project Description

Construct a 3.7 MW Solar Project at 6966 East Taft Rd in the Town of Manlius.

# Taft Solar, LLC DRAFT 4/12/2021

A) PILOTS Estimate Table Worksheet

| | | |
|---|---|---|
| Current Revenue Generated by Parcel | $ | 2,275 |
| Expected Revenue from the Parcel if no project occurred | $ | 56,386 |
| Projected Year 1 Revenue to be generated as a result of the project: | | $12,950 |
| Scheduled PILOT Payments | $ | 314,651 |
| Total Project Cost | $ | 5,215,600 |
| OCIDA Estimate of Project Value | $ | 1,253,900 |
| Projected MW to be generated | | 3.7 |

| Year | Onondaga County | Manlius | East Syracuse-Minoa School District | Total PILOT | Full Tax Payment without PILOT | Net Exemption |
|---|---|---|---|---|---|---|
| | 14.6% | 13.6% | 71.7% | 100.0% | | |
| **2020-2021** | **$ 333** | **$ 309.94** | **$ 1,632.29** | **$ 2,275** | | |
| 1 | $ 1,895 | $ 1,764 | $ 9,291 | $ 12,950 | $ 8,745 | $ (4,205) |
| 2 | $ 1,933 | $ 1,799 | $ 9,477 | $ 13,209 | $ 8,920 | $ (4,289) |
| 3 | $ 1,972 | $ 1,835 | $ 9,666 | $ 13,473 | $ 9,098 | $ (4,375) |
| 4 | $ 2,011 | $ 1,872 | $ 9,859 | $ 13,743 | $ 9,280 | $ (4,463) |
| 5 | $ 2,051 | $ 1,910 | $ 10,057 | $ 14,017 | $ 9,466 | $ (4,552) |
| 6 | $ 2,092 | $ 1,948 | $ 10,258 | $ 14,298 | $ 9,655 | $ (4,643) |
| 7 | $ 2,134 | $ 1,987 | $ 10,463 | $ 14,584 | $ 9,848 | $ (4,736) |
| 8 | $ 2,177 | $ 2,026 | $ 10,672 | $ 14,875 | $ 10,045 | $ (4,831) |
| 9 | $ 2,220 | $ 2,067 | $ 10,886 | $ 15,173 | $ 10,246 | $ (4,927) |
| 10 | $ 2,265 | $ 2,108 | $ 11,103 | $ 15,476 | $ 10,451 | $ (5,026) |
| 11 | $ 2,310 | $ 2,150 | $ 11,325 | $ 15,786 | $ 10,660 | $ (5,126) |
| 12 | $ 2,356 | $ 2,193 | $ 11,552 | $ 16,102 | $ 10,873 | $ (5,229) |
| 13 | $ 2,403 | $ 2,237 | $ 11,783 | $ 16,424 | $ 11,090 | $ (5,333) |
| 14 | $ 2,451 | $ 2,282 | $ 12,019 | $ 16,752 | $ 11,312 | $ (5,440) |
| 15 | $ 2,501 | $ 2,328 | $ 12,259 | $ 17,087 | $ 11,538 | $ (5,549) |
| 16 | $ 2,551 | $ 2,374 | $ 12,504 | $ 17,429 | $ 66,591 | $ 49,162 |
| 17 | $ 2,602 | $ 2,422 | $ 12,754 | $ 17,778 | $ 67,923 | $ 50,145 |
| 18 | $ 2,654 | $ 2,470 | $ 13,009 | $ 18,133 | $ 69,281 | $ 51,148 |
| 19 | $ 2,707 | $ 2,520 | $ 13,270 | $ 18,496 | $ 70,667 | $ 52,171 |
| 20 | $ 2,761 | $ 2,570 | $ 13,535 | $ 18,866 | $ 72,080 | $ 53,214 |
| | **$ 46,045** | **$ 42,864** | **$ 225,742** | **$ 314,651** | **$ 497,767** | **$ 183,116** |

Source Renewables, LLC
545 Steamboat Road
Greenwich, CT 06830

April 6, 2021

Nancy Lowery
Office of Economic Development
Onondaga County
333 W. Washington Street, Suite 130
Syracuse, NY 13202
nancylowery@ongov.net

RE: Taft Solar LLC Application Update

Dear Nancy –

The purpose of this letter is to update information pertaining to the Application for Benefits dated February 5, 2020 submitted by our project company Taft Solar LLC to the Onondaga County Industrial Development Agency.

We request that the application be amended with the following changes:

1. The Real Estate Holding Company name should be changed from Source Land Holdings, LLC to SLH II, LLC. SLH II, LLC is a 100% owned subsidiary of Source Renewables, LLC formed in Delaware in October of 2020 and authorized to conduct business in the State of New York.
2. The applicant's address should be updated to 545 Steamboat Road, Greenwich CT 06830 and phone number updated to 917-426-0805.
3. Please include Barry Carrigan of Nixon Peabody LLP as authorized company council.
4. The project size and design has been adjusted to 3.7 MW AC/ 4.42 MW DC single axis tracker solar array without battery storage as part of design requirements from the Town of Manlius and input from the NYDEC and Army Corps. The footprint is within the scope of the original application.
5. The total project cost should be adjusted to $5,215,600.
6. The gross amount of goods and services subject to State and local Sales and US tax is estimated to be $464,100 resulting in a sales tax amount of $37,128 at an 8% rate.

Thank you for making these changes to the application. We are enthusiastic to begin construction of this project in the next couple of months. We appreciate the support of the Onondaga County IDA in bringing this beneficial project to fruition.

Sincerely,

Andrew Day
Manager
Taft Solar, LLC

**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: Taft Solar LLC

Applicant Address: 545 Steamboat Road, Greenwich CT 06830

Phone: (917) 426-0805 Fax:

Website: http://sourcerenew.com/ E-mail: aday@sourcerenew.com

Federal ID#: 84-4135053 NAICS: 221114

State and Year of Incorporation/Organization: Delaware 2020

Will a Real Estate Holding Company be utilized to own the Project property/ facility? [x] Yes [ ] No

What is the name of the Real Estate Holding Company: SLH II LLC

Federal ID#: 85-3882834

State and Year of Incorporation/Organization: Delaware, 2020

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

Source Renewables LLC

**B) Individual Completing Application:**

Name: Michael Cocquyt

Title: Planner

Address: 300 State St. Suite 201, Rochester NY 14614

Phone: (585) 287-9087 Fax:

E-mail: mcocquyt@labellapc.com

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

Name: Andrew Day

Title: Member

Address: 545 Steamboat Road, Greenwich CT 06830

Phone: (917) 426-0805 Cell Phone:

E-mail: aday@sourcerenew.com

**D) Company Counsel:**

Name of Attorney: Barry Carrigan

Firm Name: Nixon Peabody LLP

Address: 677 Broadway, 10th Floor, Albany NY 12207-2996

Phone: (585) 263-1591 Cell Phone: (585) 729-7885

E-mail: bcarrigan@nixonpeabody.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: Delaware

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

| Name | % of ownership |
|---|---|
| Source 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: 100%

Estimated % of sales outside Onondaga County but within New York State: 100%

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: 6966 East Taft Rd

Legal Address (if different): _____

City: East Syracuse Village/Town: Manlius

Zip Code: 13057 School District: East Syracuse

Tax Map Parcel ID(s): 034.-01-20.1

Current Assessed Value: 64,900 Sq. Footage of Existing Building: 0

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 Panel Array & Energy Storage |

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 | | | |
| Site Work/Demo | $500,000 | | |
| Building Construction & Renovation | $4,515,600 | | |
| Furniture & Fixtures | | | |
| Equipment | | | |
| Equipment Subject to NYS Production Sales Tax | | | |
| Engineering/Architect | | | |
| Financial Charges | | | |
| Legal | $200,000 | | |
| Other | | | |
| Management/Developer Fees | | | |
| **Total Project Cost** | $5,215,600 | | |

**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 $ $5,215,600

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

Sources of Funds for Project Costs:

1. Bank Financing $ 2,630,609
2. Equity (excluding equity that is attributed to grants/tax credits) $ 1,127,405
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) $ 1,457,586

-Identify each state and federal grant/credit:

NYSERDA Solar Grant $ 1,457,586

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ $5,215,600

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 X 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: | See attached |
| Estimate the number of construction jobs to be created by this Project: | 50 |
| Estimate the average length of construction jobs to be created (months): | 6 |
| Current annual payroll at facility: | |
| Average annual growth rate of wages: | |
| Please list, if any, benefits that will be available to either full and/or part time employees: | |
| Average annual benefit paid by the company ($ or % salary) per FTE job: | |
| Average growth rate of benefit cost: | |
| Amount or percent of wage employees pay for benefits: | |
| 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: | |

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 |
| Service Technician | $60/hr | 0 | 1.5 | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **Job Creation Subtotal** | | | | | | | |

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):

X Real Property Tax Abatement (PILOT): 20 years

☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged):_____

X Sales and Use Tax Exemption (4% Local, 4% State): $37,128

☐ 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): $ NA

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

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:

$464,100

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):

$37,128

## 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 Taft Solar Development (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 04/08/2021 (date).

Company: Taft Solar LLC

Representative for Contract: Andrew Day

Address: 545 Steamboat Road, Greenwich CT 06830 City: Greenwich State: CT Zip: 06830

Phone: (917) 426-0805 Email:

Project Address: 6966 East Taft Rd City: East Syracuse State: NY Zip: 13057

General Contractor: None at this time.

Contact Person:

Address: City: State: Zip:

Phone: Email:

Authorized Representative: Andrew Robert Day Title: Manager

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: Taft Solar LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Andrew Day, Member

Date: 04/08/2021

## 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 X 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?

X 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), Taft Solar 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.

Taft Solar 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.

Taft Solar 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: Taft Solar LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Andrew Day, Member

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. Genevieve A. Suits
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Anthony Rivizzigno, 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 Taft Solar LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Andrew Day, Member

Date:

## Section X: Representations, Certifications, and Indemnification

Andrew Day (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member (title) of Taft Solar 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 Taft Solar LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Andrew Day, Member

Date: 04/08/2021

STATE OF Florida )

COUNTY OF Leon )ss.;

Andrew Robert Day, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of Taft Solar, 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 04/08/2021 day of__, 20_____.

Online Notary

(Notary Public)

DANIEL LEE
Notary Public - State of Florida
Commission # GG 125667
Expires on July 18, 2021

Notarized online using audio-video communication

End of Application

Rev 1-9-20

# TAFT SOLAR UNIT B-MANLIUS

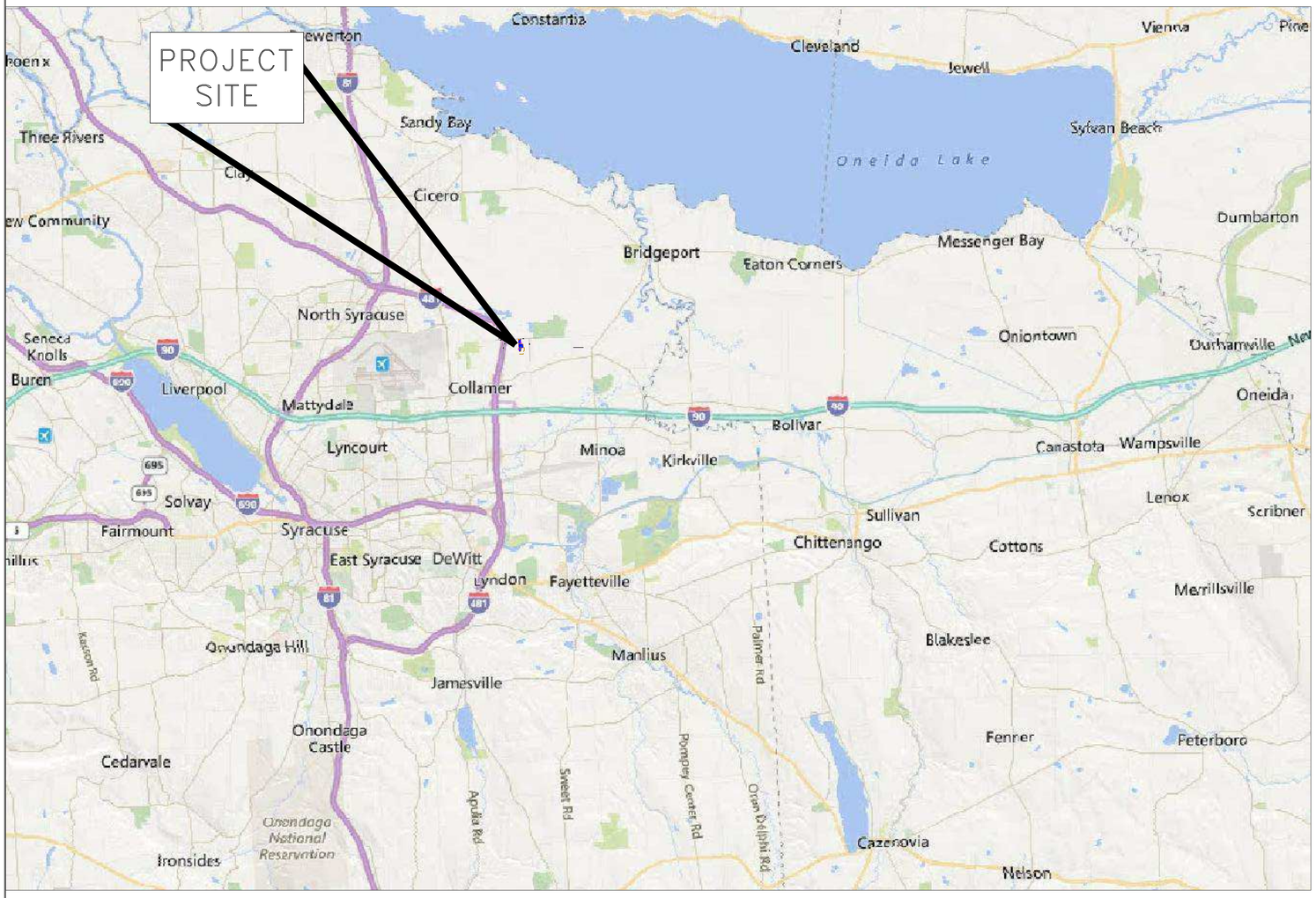
## POWER PLANT
## PV SOLAR + BATTERY ESS
## 3.7MWAC @POI,4.417MWDC/BIFACIAL-PV SOLAR
## 3.7MW/7.5MWh BATTERY ESS-DC COUPLED
## SAT TRACKER RACKING, 15kV @POCC
## 6966 EAST TAFT ROAD, EAST SYRACUSE, NY 13057

# PROPOSAL DRAWINGS-v4.0

N

PROJECT COORDINATES
LAT: 43° 7'12.09"N
LONG: 76° 2'27.56"W

| DRAWINGS LIST | | |
|---|---|---|
| SHEET # | SHEET NAME | DATE |
| T-100 | TITLE SHEET | 07/03/2020 |
| C-100 | PV SOLAR SITE PLAN (G.E. IMAGE) | 07/03/2020 |
| C-200 | PV SOLAR SITE PLAN | 07/03/2020 |
| E-100 | SIMPLIFIED SINGLE LINE DIAGRAM | 07/03/2020 |
| E-110 | SIMPLIFIED THREE LINE DIAGRAM | 07/03/2020 |
| D-100 | RACKING SYSTEM DATASHEET | 07/03/2020 |




VICINITY MAP
NTS




PROJECT AREA
NTS

PROJECT OWNER/DEVELOPER
Source Renewables
WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017
480-272-1542
PREPARED FOR:

ENGINEERING & DESIGN
RYDBERG POWER
RENEWABLE ENERGY ENGINEERING & DESIGN
WWW.RYDBERGPOWER.COM
jharvey@rydbergpower.com

PRELIMINARY NOT FOR CONSTRUCTION

TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL - PV SOLAR
SAT TRACKER RACKING
6966 EAST TAFT Rd, EAST SYRACUSE
NY 13057

| REV# | DESCRIPTION | DATE | DWRN | CHKD | APVD |
|---|---|---|---|---|---|
| V4.0 | PRELIMINARY - UPDATED INVERTER COUNT/AC SIZE. ISSUED FOR REVIEW | 07/03/2020 | JH | JH/RS | AD |
| V3.1 | PRELIMINARY - SAT DESIGN. ISSUED FOR REVIEW | 05/14/2020 | JH | JH/RS | AD |

DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: -

SHEET TITLE:
TITLE SHEET

SHEET NO.:
T-100

D:\Google Drive\Projects\Source Renewables\Projects\Taft Solar\CAD DWGs\Prelim\v4.0_Taft Solar Unit B_Manlius_Preliminary_SAT.dwg | Jul 29, 2020 - 8:38pm | Roger

# TAFT SOLAR UNIT B–MANLIUS PV PLANT 3.7MWac/4.417MWdc SAT TRACKER

| SYSTEM SUMMARY | |
|---|---|
| **DESIGN TEMPERATURES** | |
| HIGH TEMP (2%) | 27°C |
| EXTREME MIN | -16°C |
| **INVERTER** | |
| MANUFACTURER: | SUNGROW |
| INVERTER TYPE: | SG2500U (DERATED) |
| INVERTER RATING | 1.85MWAC (DERATED) |
| INVERTER COUNT: | 2 |
| TOTAL AC SYSTEM OUTPUT: | 3.7MWAC |
| **BATTERY STORAGE DETAILS** | |
| BATTERY ESS MODEL TYPE#1 (QTY) | 1850KW/3750kWh (x2) |
| BATTERY MANUFACTURER | SAMSUNG OR APPROVED EQUIVALENT |
| BATTERY PV CONFIG | DC COUPLED |
| TOTAL BATTERY STORAGE SIZE | 3.7MW/7.5MWh |
| **MODULE** | |
| MANUFACTURER: | HANWHA Q CELLS |
| MODULE MODEL: | Q.PEAK DUO L-G5.3/410/BIFACIAL |
| MODULE OUTPUT: | 410W |
| MODULE COUNT: | 10,773 |
| STRING SIZE: | 27 |
| STRING COUNT: | 399 |
| DC SYSTEM OUTPUT: | 4.41693MWDC |
| **RACKING** | |
| MANUFACTURER: | NEXTRACKER OR APPROVED EQUAL |
| TILT | +/-60° SAT |
| ROW TO ROW SPACING (CENTER TO CENTER) | 14FT |
| FOUNDATION: | PILE DRIVEN |
| CONFIGURATION: | 1-UP PORTRAIT |
| AZIMUTH: | 180° |
| **PROJECT SITE** | |
| TOTAL PROJECT AREA (INSIDE FENCE LINE) | 15.72ACRES |
| MV COLLECTOR SYSTEM VOLTAGE/POCC | 15kV |
| FEEDER/SUBSTATION | - |

GOAB DISCONNECT/POLE (UTILITY)

RECLOSER/RELAY POLE (UTILITY)

GOAB DISCONNECT POLE /POI (CUSTOMER)

PROPOSED SITE ENTRANCE, IMPROVEMENT TBD

PROPOSED POINT OF INTERCONNECTION. "T-TAP" INTO EXISTING 13.2kV OH LINE. TO BRIDGEPORT SUBSTATION
FINAL TAP LOCATION TBD. COORDINATES: 43° 7'18.92"N, 76° 2'27.15"W

PROPOSED OVERHEAD GEN-TIE SEGMENT, TYP

E TAFT ROAD

SOLAR PANELS ON A PILE DRIVEN FIXED TILT RACKING SYSTEM, TYP.

EXISTING POWER LINES, TYP

PROPOSED MINIMUM SETBACK FROM EXISTING ROAD TO SOLAR PANELS, TYP.

50'

45'

GOAB DISCONNECT POLE (CUSTOMER)

CUSTOMER METER POLE (CUSTOMER)

UTILITY METER POLE (UTILITY/CUSTOMER)

RECLOSER/RELAY POLE (CUSTOMER)

BASTABLE ROAD

EQUIPMENT PAD#1
PADMOUNTED INVERTER, MV TRANSFORMER ON EQUIPMENT PAD, BATTERY ESS, AND DAS EQUIPMENT, TYP

PROPOSED MV COLLECTOR UNDERGROUND/OVERHEAD MV CIRCUIT. FINAL PATH TBD, TYP

PROPOSED INTERNAL ACCESS ROAD, FINAL DETAILS TBD IN CIVIL DESIGN, TYP

14.0'

RACKING SYSTEM CENTER TO CENTER SPACING, TYP

PROPOSED TRENCHING FOR FEEDERS RUNNING TO EQUIPMENT @POI

PROJECT FENCE, 7FT TALL PER NEC, TYP.

FULL RACKING TABLE (3X27 MODULES/STRING, 81 MODULES TOTAL), TYP

PARTIAL RACKING TABLE (2X27 MODULES/STRING, 54 MODULES TOTAL), TYP

PROPERTY LINE, TO BE CONFIRMED BY SURVEY, TYP

RESERVED FOR PERIMETER ACCESS ROADS (IF REQUIRED), TYP

EQUIPMENT PAD#2
PADMOUNTED INVERTER, MV TRANSFORMER ON EQUIPMENT PAD, BATTERY ESS, AND DAS EQUIPMENT, TYP

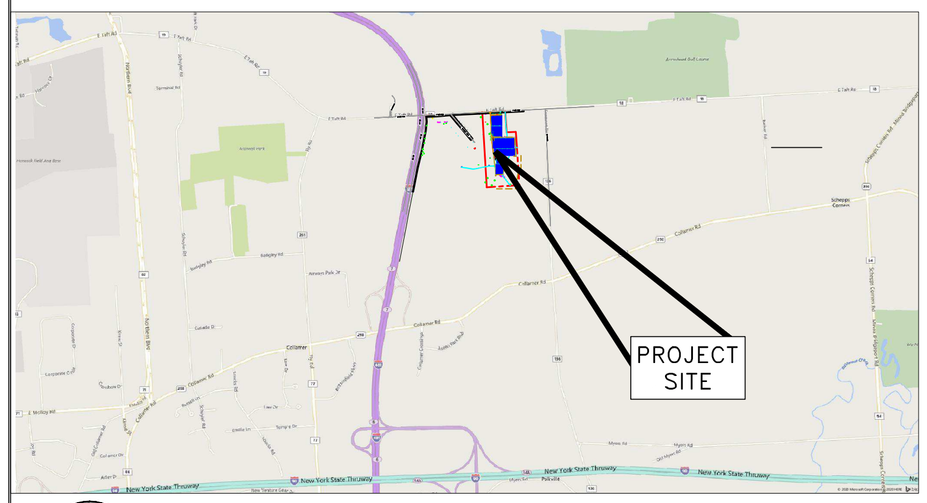
DITCHES, TYP

WETLAND/STREAM BUFFER, TYP.

WETLAND/STREAM ,DELINEATED, TYP.

EXISTING POWER LINES, TYP

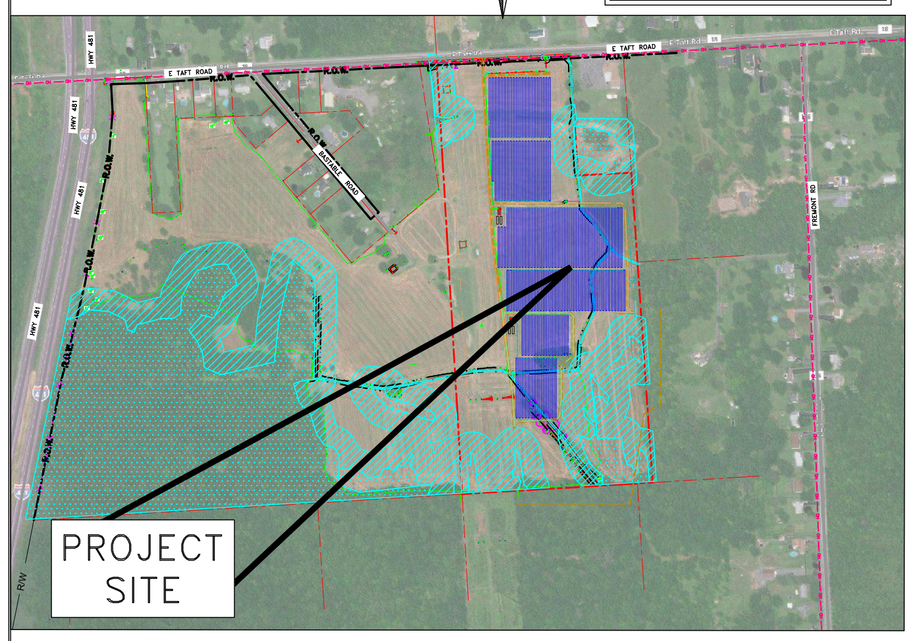
NOTES
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- MEDIUM VOLTAGE COLLECTION ROUTE DESIGN TBD PENDING EASEMENT& CROSSING AGREEMENTS.
- TREES IN VICINITY OF SITE SHALL BE CLEARED TO KEEP OUT SHADING ON SOLAR PANELS




1 VICINITY MAP
NTS

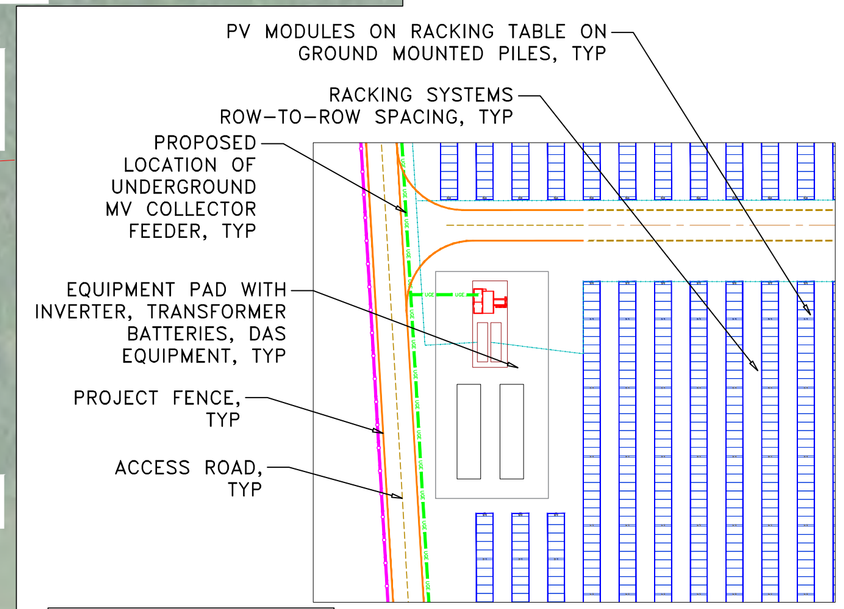
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PROJECT COORDINATES
LAT: 43° 7'12.09"N
LONG: 76° 2'27.56"W




2 PROJECT AREA MAP
NTS

3 PV SOLAR SITE PLAN (GOOGLE EARTH BCKGROUND)
1/8" = 1'-0"




PROJECT COORDINATES
LAT: 43° 7'12.09"N
LONG: 76° 2'27.56"W

5 PV ARRAY DETAIL
NTS"



4 PROJECT VISUALS
NTS

PROJECT OWNER/DEVELOPER
Source Renewables
WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017
480-272-1542
PREPARED FOR:

ENGINEERING & DESIGN
RYDBERG POWER
RENEWABLE ENERGY ENGINEERING & DESIGN
WWW.RYDBERGPOWER.COM
jharvey@rydbergpower.com

PRELIMINARY NOT FOR CONSTRUCTION

TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL - PV SOLAR
SAT TRACKER RACKING
6966 EAST TAFT Rd. EAST SYRACUSE
NY 13057

| REV.# | DESCRIPTION | DATE | DWRN | CHKD | APVD |
|---|---|---|---|---|---|
| V4.0 | PRELIMINARY: UPDATED INVERTER COUNT/AC SIZE. ISSUED FOR REVIEW | 07/03/2020 | JH | JH/RS | AD |
| V3.1 | PRELIMINARY: SAT DESIGN. ISSUED FOR REVIEW | 05/14/2020 | JH | JH/RS | AD |

DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: -

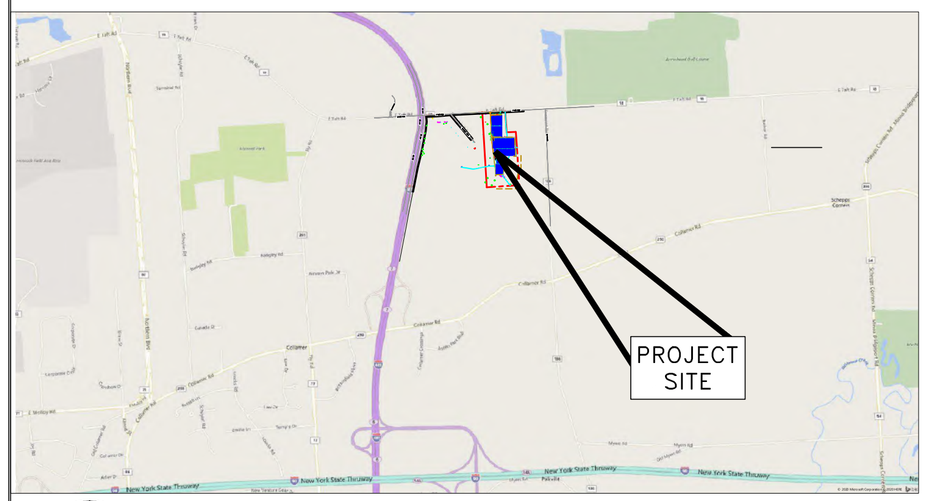
SHEET TITLE:
PV SITE PLAN (G.E.IMAGE)

SHEET NO.:
C-100

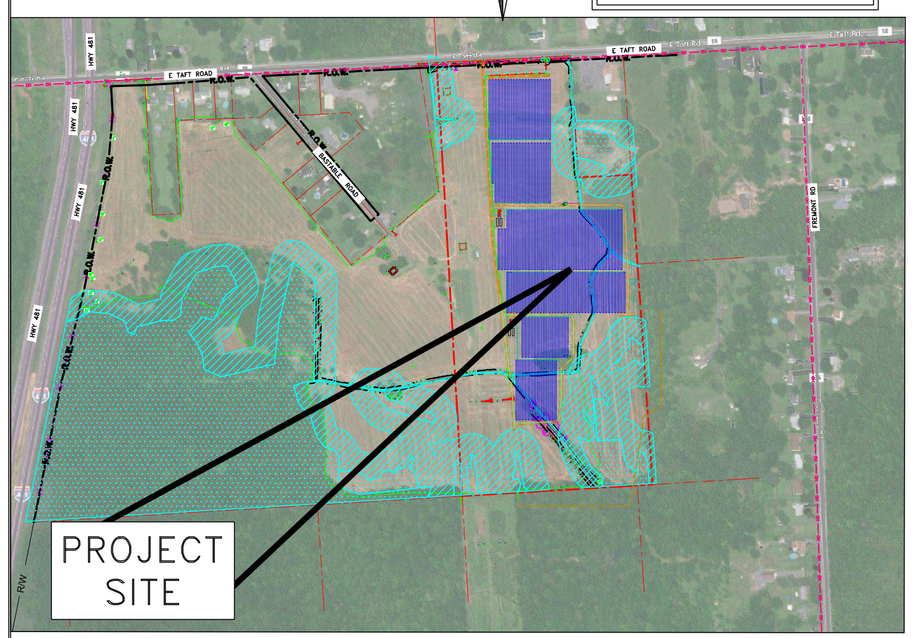
D:\Google Drive\Projects\Source Renewables\Projects\Taft Solar\CAD DWGs\Prelim\v4.0_Taft Solar Unit B_Manlius_Preliminary_SAT.dwg | Jul 29, 2020 - 8:38pm | Roger

# TAFT SOLAR
# UNIT B–MANLIUS
# PV PLANT
# 3.7MWac/4.417MWdc
# SAT TRACKER

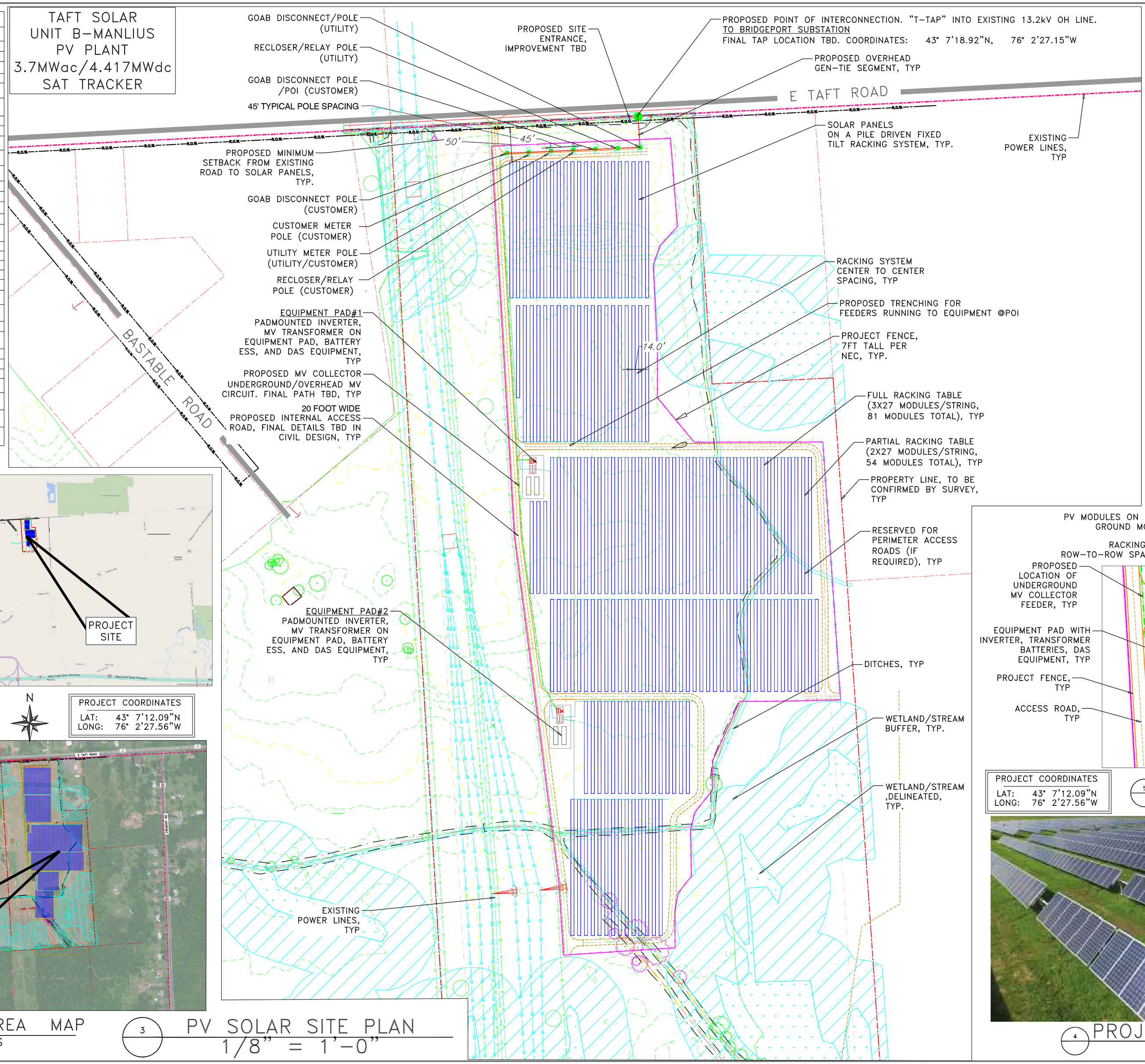
| SYSTEM SUMMARY | |
|---|---|
| **DESIGN TEMPERATURES** | |
| HIGH TEMP (2%) | 27°C |
| EXTREME MIN | -16°C |
| **INVERTER** | |
| MANUFACTURER: | SUNGROW |
| INVERTER TYPE: | SG2500U (DERATED) |
| INVERTER RATING | 1.85MWAC (DERATED) |
| INVERTER COUNT: | 2 |
| TOTAL AC SYSTEM OUTPUT: | 3.7MWAC |
| **BATTERY STORAGE DETAILS** | |
| BATTERY ESS MODEL TYPE#1 (QTY) | 1850KW/3750kWh (x2) |
| BATTERY MANUFACTURER | SAMSUNG OR APPROVED EQUIVALENT |
| BATTERY PV CONFIG | DC COUPLED |
| TOTAL BATTERY STORAGE SIZE | 3.7MW/7.5MWh |
| **MODULE** | |
| MANUFACTURER: | HANWHA Q CELLS |
| MODULE MODEL: | Q.PEAK DUO L-G5.3/410/BIFACIAL |
| MODULE OUTPUT: | 410W |
| MODULE COUNT: | 10,773 |
| STRING SIZE: | 27 |
| STRING COUNT: | 399 |
| DC SYSTEM OUTPUT: | 4.41693MWDC |
| **RACKING** | |
| MANUFACTURER: | NEXTRACKER OR APPROVED EQUAL |
| TILT | +/-60° SAT |
| ROW TO ROW SPACING (CENTER TO CENTER) | 14FT |
| FOUNDATION: | PILE DRIVEN |
| CONFIGURATION: | 1-UP PORTRAIT |
| AZIMUTH: | 180° |
| **PROJECT SITE** | |
| TOTAL PROJECT AREA (INSIDE FENCE LINE) | 15.72ACRES |
| MV COLLECTOR SYSTEM VOLTAGE/POCC | 15kV |
| FEEDER/SUBSTATION | - |




1 VICINITY MAP
NTS




2 PROJECT AREA MAP
NTS

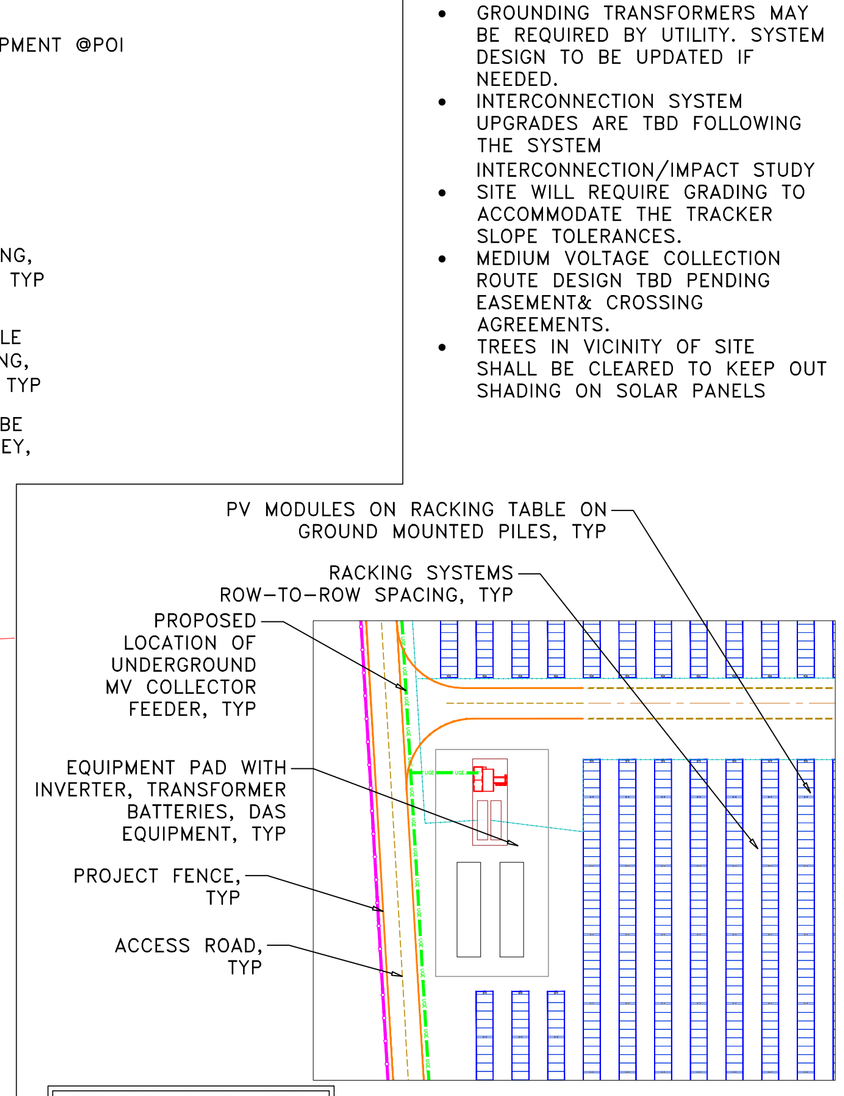



3 PV SOLAR SITE PLAN
1/8" = 1'-0"

| PROJECT COORDINATES | |
|---|---|
| LAT: | 43° 7'12.09"N |
| LONG: | 76° 2'27.56"W |

N

NOTES
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- TREES IN VICINITY OF SITE SHALL BE CLEARED TO KEEP OUT SHADING ON SOLAR PANELS




| PROJECT COORDINATES | |
|---|---|
| LAT: | 43° 7'12.09"N |
| LONG: | 76° 2'27.56"W |

5 PV ARRAY DETAIL
NTS"



4 PROJECT VISUALS
NTS

PROJECT OWNER/DEVELOPER
Source Renewables
WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017
480-272-1542

STATE OF NEW YORK · STEVEN M. LONG · 085425 · LICENSED PROFESSIONAL ENGINEER
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TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL – PV SOLAR
SAT TRACKER RACKING
6966 EAST TAFT Rd. EAST SYRACUSE
NY 13057

| REV # | DESCRIPTION | DATE | DWRN | CHKD | APVD |
|---|---|---|---|---|---|
| V4.0 | PRELIMINARY, UPDATED INVERTER, COUNT/AC SIZE. ISSUED FOR REVIEW | 07/03/2020 | JH | JH/RS | AD |
| V3.1 | PRELIMINARY, SAT DESIGN. ISSUED FOR REVIEW | 05/14/2020 | JH | JH/RS | AD |

DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: -

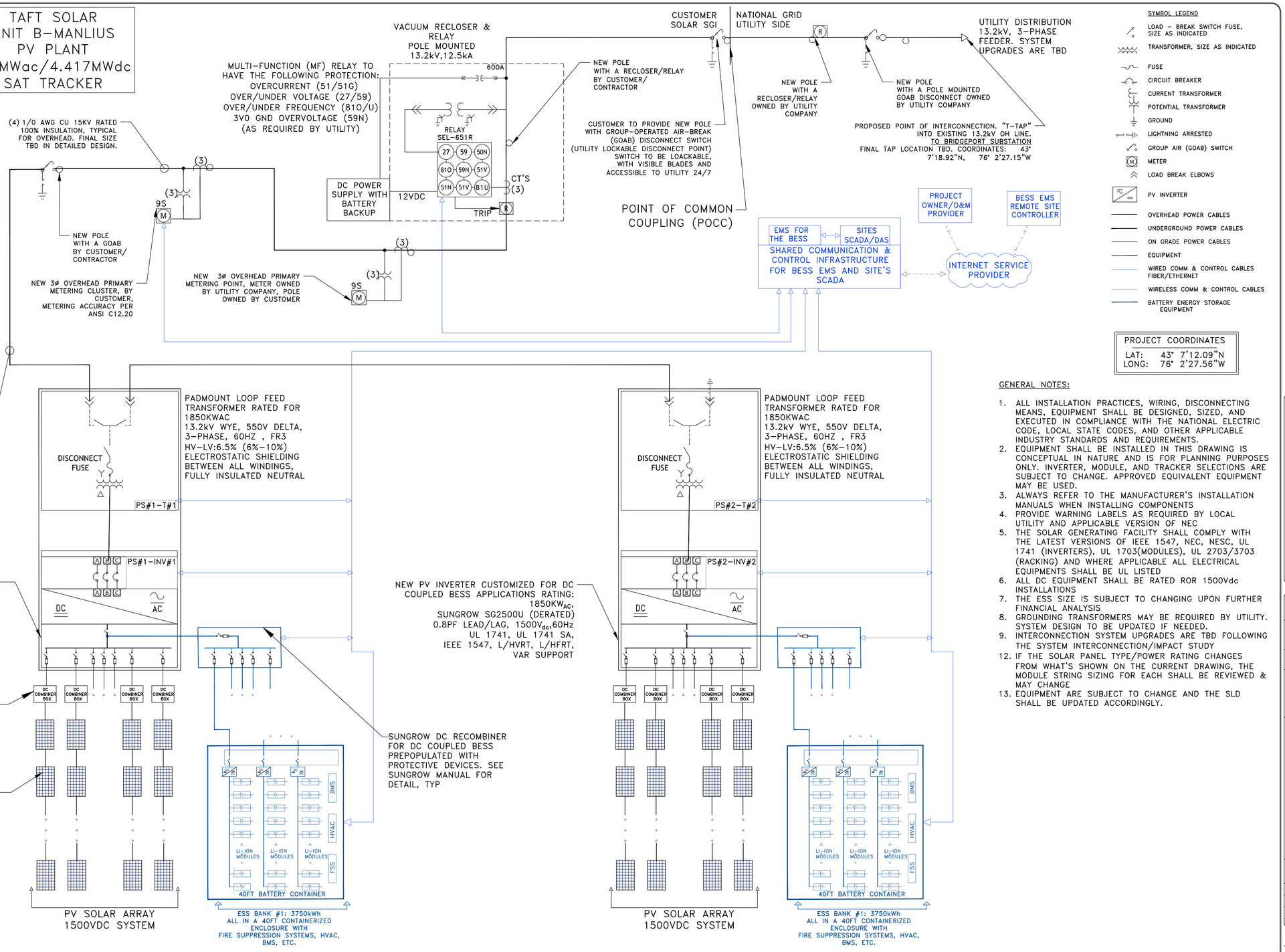
SHEET TITLE:
PV SITE PLAN

SHEET NO.:
C-200

D:\Google Drive\Projects\Source Renewables\Projects\Taft Solar\CAD DWGs\Prelim\v4.0_Taft Solar Unit B_Manlius_Preliminary_SAT.dwg | Jul 29, 2020 - 8:38pm | Roger

# TAFT SOLAR
# UNIT B–MANLIUS
# PV PLANT
# 3.7MWac/4.417MWdc
# SAT TRACKER

| SYSTEM SUMMARY | |
|---|---|
| **DESIGN TEMPERATURES** | |
| HIGH TEMP (2%) | 27°C |
| EXTREME MIN | -16°C |
| **INVERTER** | |
| MANUFACTURER: | SUNGROW |
| INVERTER TYPE: | SG2500U (DERATED) |
| INVERTER RATING | 1.85MWAC (DERATED) |
| INVERTER COUNT: | 2 |
| TOTAL AC SYSTEM OUTPUT: | 3.7MWAC |
| **BATTERY STORAGE DETAILS** | |
| BATTERY ESS MODEL TYPE#1 (QTY) | 1850KW/3750kWh (x2) |
| BATTERY MANUFACTURER | SAMSUNG OR APPROVED EQUIVALENT |
| BATTERY PV CONFIG | DC COUPLED |
| TOTAL BATTERY STORAGE SIZE | 3.7MW/7.5MWh |
| **MODULE** | |
| MANUFACTURER: | HANWHA Q CELLS |
| MODULE MODEL: | Q.PEAK DUO L-G5.3/410/BIFACIAL |
| MODULE OUTPUT: | 410W |
| MODULE COUNT: | 10,773 |
| STRING SIZE: | 27 |
| STRING COUNT: | 399 |
| DC SYSTEM OUTPUT: | 4.41693MWDC |
| **RACKING** | |
| MANUFACTURER: | NEXTRACKER OR APPROVED EQUAL |
| TILT | +/-60° SAT |
| ROW TO ROW SPACING (CENTER TO CENTER) | 14FT |
| FOUNDATION: | PILE DRIVEN |
| CONFIGURATION: | 1-UP PORTRAIT |
| AZIMUTH: | 180° |
| **PROJECT SITE** | |
| TOTAL PROJECT AREA (INSIDE FENCE LINE) | 15.72ACRES |
| MV COLLECTOR SYSTEM VOLTAGE/POCC | 15kV |
| FEEDER/SUBSTATION | – |




| PROPOSED SEL-651R2 RELAY SETTINGS | |
|---|---|
| DEVICE | TIME DELAY |
| 27-1 | 6.5 CYC |
| 27-2 | 117 CYC |
| 59-1 | 57 CYC |
| 59-2 | 6.5 CYC |
| 81U-1 | 6.5 CYC |
| 81U-2 | 100 CYC |
| 81O-1 | 6.5 CYC |
| 51C | 1.0 TD U4 |
| 51GC | 2.0 TD U4 |
| 59NP1 | 57CYC |
| 51 | 2.0TD U4 |
| 59N | 80 CYC |
| (SETTINGS INCLUDED 3 CYCLE ESTIMATE CONTACTOR OPENING TIME) | |

| DEVICE | DESCRIPTION |
|---|---|
| 27T | TIME UNDER VOLTAGE RELAY |
| 27I | INSTANTANEOUS UNDER VOLTAGE RELAY |
| 32F | FORWARD OVER POWER RELAY |
| 32R | REVERSE POWER RELAY |
| 46 | NEGATIVE PHASE SEQUENCE OVERCURRENT RELAY |
| 47 | REVERSE PHASE VOLTAGE RELAY |
| 50/51 | INSTANTANEOUS/TIME OVERCURRENT RELAY |
| 51N | GROUND OVERCURRENT RELAY |
| 59I | INSTANTANEOUS OVERVOLTAGE RELAY |
| 59T | TIME OVERVOLTAGE RELAY |
| 60 | VOLTAGE BALANCE RELAY |
| 81/O | OVER FREQUENCY RELAY |
| 81/U | UNDER FREQUENCY RELAY |

**SYMBOL LEGEND**

- LOAD – BREAK SWITCH FUSE, SIZE AS INDICATED
- TRANSFORMER, SIZE AS INDICATED
- FUSE
- CIRCUIT BREAKER
- CURRENT TRANSFORMER
- POTENTIAL TRANSFORMER
- GROUND
- LIGHTNING ARRESTED
- GROUP AIR (GOAB) SWITCH
- METER
- LOAD BREAK ELBOWS
- PV INVERTER
- OVERHEAD POWER CABLES
- UNDERGROUND POWER CABLES
- ON GRADE POWER CABLES
- EQUIPMENT
- WIRED COMM & CONTROL CABLES FIBER/ETHERNET
- WIRELESS COMM & CONTROL CABLES
- BATTERY ENERGY STORAGE EQUIPMENT

| PROJECT COORDINATES | |
|---|---|
| LAT: | 43° 7'12.09"N |
| LONG: | 76° 2'27.56"W |

**GENERAL NOTES:**

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13. EQUIPMENT ARE SUBJECT TO CHANGE AND THE SLD SHALL BE UPDATED ACCORDINGLY.


PROJECT OWNER/DEVELOPER
Source Renewables
WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017
480-272-1542

STATE OF NEW YORK STEVEN M. LONG LICENSED PROFESSIONAL ENGINEER 085425
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PV SOLAR + BATTERY ESS
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BIFACIAL – PV SOLAR
SAT TRACKER RACKING
6966 EAST TAFT Rd, EAST SYRACUSE NY 13057

| REV# | DESCRIPTION | DATE | DWRN | CHK'D | APV'D |
|---|---|---|---|---|---|
| V4.0 | PRELIMINARY: UPDATED INVERTER KWAC/AC SIZE. ISSUED FOR REVIEW | 07/03/2020 | JH | JH/RS | AD |
| V3.1 | PRELIMINARY: SAT DESIGN. ISSUED FOR REVIEW | 05/14/2020 | JH | JH/RS | AD |

DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: –

SHEET TITLE:
SIMPLIFIED SINGLE LINE DIAGRAM

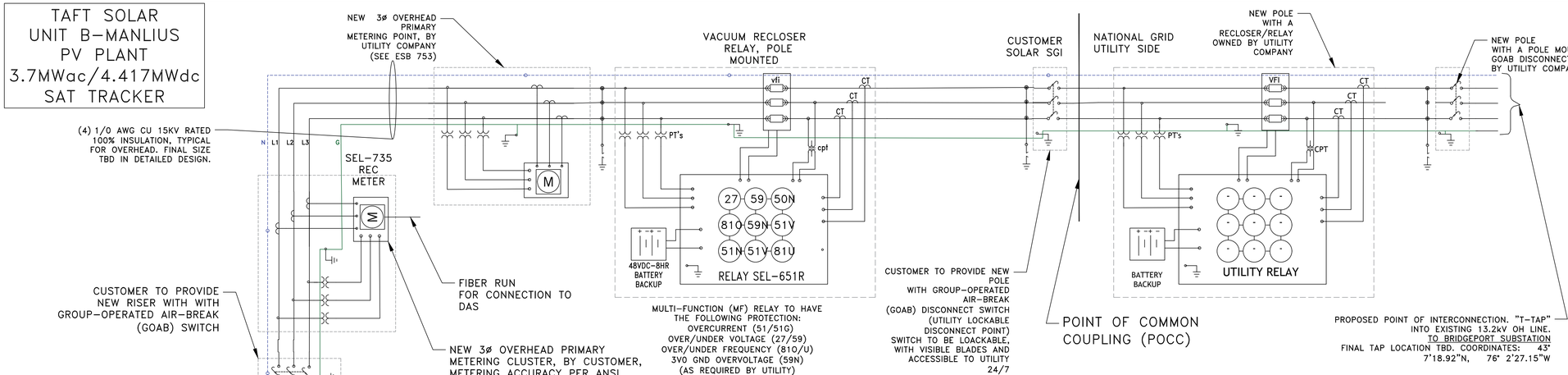
SHEET NO.:
**E-100**

D:\Google Drive\Projects\Source Renewables\Projects\Taft Solar\CAD DWGs\Prelim\v4.0_Taft Solar Unit B_Manlius_Preliminary_SAT.dwg | Jul 29, 2020 - 8:38pm | Roger

# TAFT SOLAR UNIT B–MANLIUS PV PLANT 3.7MWac/4.417MWdc SAT TRACKER

| SYSTEM SUMMARY | |
|---|---|
| **DESIGN TEMPERATURES** | |
| HIGH TEMP (2%) | 27°C |
| EXTREME MIN | -16°C |
| **INVERTER** | |
| MANUFACTURER: | SUNGROW |
| INVERTER TYPE: | SG2500U (DERATED) |
| INVERTER RATING | 1.85MWAC (DERATED) |
| INVERTER COUNT: | 2 |
| TOTAL AC SYSTEM OUTPUT: | 3.7MWAC |
| **BATTERY STORAGE DETAILS** | |
| BATTERY ESS MODEL TYPE#1 (QTY) | 1850KW/3750kWh (x2) |
| BATTERY MANUFACTURER | SAMSUNG OR APPROVED EQUIVALENT |
| BATTERY PV CONFIG | DC COUPLED |
| TOTAL BATTERY STORAGE SIZE | 3.7MW/7.5MWh |
| **MODULE** | |
| MANUFACTURER: | HANWHA Q CELLS |
| MODULE MODEL: | Q.PEAK DUO L-G5.3/410/BIFACIAL |
| MODULE OUTPUT: | 410W |
| MODULE COUNT: | 10,773 |
| STRING SIZE: | 27 |
| STRING COUNT: | 399 |
| DC SYSTEM OUTPUT: | 4.41693MWDC |
| **RACKING** | |
| MANUFACTURER: | NEXTRACKER OR APPROVED EQUAL |
| TILT | +/-60° SAT |
| ROW TO ROW SPACING (CENTER TO CENTER) | 14FT |
| FOUNDATION: | PILE DRIVEN |
| CONFIGURATION: | 1-UP PORTRAIT |
| AZIMUTH: | 180° |
| **PROJECT SITE** | |
| TOTAL PROJECT AREA (INSIDE FENCE LINE) | 15.72ACRES |
| MV COLLECTOR SYSTEM VOLTAGE/POCC | 15kV |
| FEEDER/SUBSTATION | – |

| PROJECT COORDINATES |
|---|
| LAT: 43° 7'12.09"N |
| LONG: 76° 2'27.56"W |




| PROPOSED SEL-651R2 RELAY SETTINGS | |
|---|---|
| DEVICE | TIME DELAY |
| 27-1 | 6.5 CYC |
| 27-2 | 117 CYC |
| 59-1 | 57 CYC |
| 59-2 | 6.5 CYC |
| 81U-1 | 6.5 CYC |
| 81U-2 | 100 CYC |
| 810-1 | 6.5 CYC |
| 51C | 1.0 TD U4 |
| 51GC | 2.0 TD U4 |
| 59NP1 | 57CYC |
| 51 | 2.0TD U4 |
| 59N | 80 CYC |
| (SETTINGS INCLUDED 3 CYCLE ESTIMATE CONTACTOR OPENING TIME) | |

| DEVICE | DESCRIPTION |
|---|---|
| 27T | TIME UNDER VOLTAGE RELAY |
| 27I | INSTANTANEOUS UNDER VOLTAGE RELAY |
| 32F | FORWARD OVER POWER RELAY |
| 32R | REVERSE POWER RELAY |
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| 59I | INSTANTANEOUS OVERVOLTAGE RELAY |
| 59T | TIME OVERVOLTAGE RELAY |
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RYDBERG POWER
RENEWABLE ENERGY ENGINEERING & DESIGN
WWW.RYDBERGPOWER.COM
jharvey@rydbergpower.com

LaBella Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com


TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS POWER PROJECT
BIFACIAL – PV SOLAR
SAT TRACKER RACKING
6966 EAST TAFT Rd. EAST SYRACUSE NY 13057

| REV# | DESCRIPTION | DATE | DWN | CHK'D | APV'D |
|---|---|---|---|---|---|
| V4.0 | PRELIMINARY. UPDATED INVERTER &POINT/AC SIZE. ISSUED FOR REVIEW | 07/03/2020 | JH | JH/RS | AD |
| V3.1 | PRELIMINARY. SAT DESIGN. ISSUED FOR REVIEW | 05/14/2020 | JH | JH/RS | AD |

DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: –

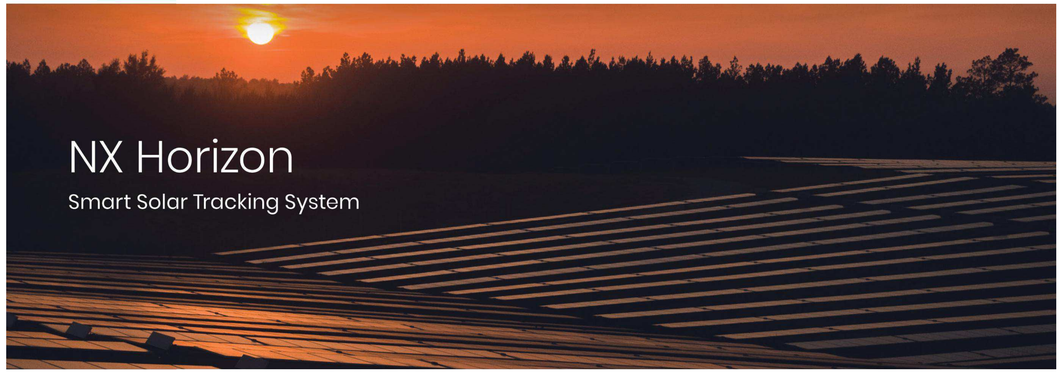
SHEET TITLE:
SIMPLIFIED THREE LINE DIAGRAM

SHEET NO.:
E-110

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A Flex Company

nextracker.com



# NX Horizon

## Smart Solar Tracking System




Serving as the backbone on over 35 gigawatts of solar power plants around the world, the NX Horizon™ smart solar tracker system combines best-in-class hardware and software to help EPCs and asset owners maximize performance and minimize operational costs.

## Flexible and Resilient by Design

With its self-aligning module rails and vibration-proof fasteners, NX Horizon can be easily and rapidly installed. The self-powered, decentralized architecture allows each row to be commissioned in advance of site power, and is designed to withstand high winds and other adverse weather conditions. On a recent 838 megawatt project in Villanueva, Mexico, these design features allowed for the project to go online nine months ahead of schedule.

## TrueCapture and Bifacial Enabled

Incorporating the most promising innovations in utility scale solar, NX Horizon with TrueCapture™ smart control system can add additional energy production by up to six percent. Further unlocking the advantages of independent-row architecture and the data collected from thousands of sensors across its built-in wireless network, the software continuously optimizes the tracking algorithm of each row in response to site terrain and changing weather conditions. NX Horizon can also be paired with bifacial PV module technology, which can provide even more energy harvest and performance. With bifacial technology, NX Horizon outperforms conventional tracking systems with over 1% more annual energy.

## Quality and Reliability from Day One

Quality and reliability are designed and tested into every NX Horizon component and system across our supply chain and manufacturing operations. Nextracker is the leader in dynamic wind analysis and safety stowing, delivering major benefits in uptime and long-term durability NX Horizon is certified to UL 2703 and UL 3703 standards, underscoring Nextracker's commitment to safety, reliability and quality.

## Features and Benefits

**5 years** in a row
Global Market Share Leader (2015-18)

**35** GW
Delivered on 5 Continents

**Best-in Class**
Software Ecosystem and Global Services

**Up to 6%**
Using TrueCapture Smart Control System

| GENERAL AND MECHANICAL | |
|---|---|
| Tracking type | Horizontal single-axis, independent row. |
| String voltage | 1,500 $V_{DC}$ or 1,000 $V_{DC}$ |
| Typical row size | 78-90 modules, depending on module string length. |
| Drive type | Non-backdriving, high accuracy slew gear. |
| Motor type | 24 V brushless DC motor |
| Array height | Rotation axis elevation 1.3 to 1.8 m / 4'3" to 5'10" |
| Ground coverage ratio (GCR) | Configurable. Typical range 28-50%. |
| Modules supported | Mounting options available for virtually all utility-scale crystalline modules, First Solar Series 6 and First Solar Series 4. |
| Bifacial features | High-rise mounting rails, bearing + driveline gaps and round torque tube. |
| Tracking range of motion | Options for ±60° or ±50° |
| Operating temperature range | SELF POWERED: -30°C to 55°C (-22°F to 131°F)<br>AC POWERED: -40°C to 55°C (-40°F to 131°F) |
| Module configuration | 1 in portrait. 3 x 1,500 V or 4 x 1,000 V strings per standard tracker. Partial length trackers available. |
| Module attachment | Self-grounding, electric tool-actuated fasteners. |
| Materials | Galvanized steel |
| Allowable wind speed | Configurable up to 200 kph (125 mph) 3-second gust |
| Wind protection | Intelligent wind stowing with symmetric dampers for maximum array stability in all wind conditions |
| Foundations | Standard W6 section foundation posts |

| ELECTRONICS AND CONTROLS | |
|---|---|
| Solar tracking method | Astronomical algorithm with backtracking. TrueCapture™ upgrades available for terrain adaptive backtracking and diffuse tracking mode |
| Control electronics | NX tracker controller with inbuilt inclinometer and backup battery |
| Communications | Zigbee wireless communications to all tracker rows and weather stations via network control units (NCUs) |
| Nighttime stow | Yes |
| Power supply | SELF POWERED: NX provided 30 or 60W Smart Panel<br>AC POWERED: Customer-provided 120-240 $V_{AC}$ circut |

| INSTALLATION, OPERATIONS AND SERVICE | |
|---|---|
| PE stamped structural calculations and drawings | Included |
| Onsite training and system commissioning | Included |
| Installation requirements | Simple assembly using swaged fasteners and bolted connections. No field cutting, drilling or welding. |
| Monitoring | NX Data Hub™ centralized data aggregation and monitoring |
| Module cleaning compatibility | Compatible with NX qualified cleaning systems |
| Warranty | 10-year structural, 5-year drive and control components. |
| Codes and standards | UL 3703 / UL 2703 / IEC 62817 |

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MKT-000060-C

PROJECT OWNER/DEVELOPER
Source Renewables
WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017
480-272-1542
PREPARED FOR:

ENGINEERING & DESIGN
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PRELIMINARY NOT FOR CONSTRUCTION

TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL – PV SOLAR
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| REV# | DESCRIPTION | DATE | DWRN | CHKD | APVD |
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DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: –

SHEET TITLE:
RACKING SYSTEM DATASHEET

SHEET NO.:
D-100

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**Onondaga County Industrial Development Agency**

**Application for Benefits**

**Attachments**

**Section 1,**

**G)**

**Description of your company's background, products, customers, goods and services**

Taft Solar Development LLC is a wholly owned subsidiary of Source Renewables. Source Renewables LLC is a clean energy development company focused on the development of Solar PV, Energy Storage, and Hybrid Solar/Storage projects in the Americas.

Source Renewables was formed by Source Structured Finance and ABA Clean Energy as a means to merge two energy development companies and provide a stronger unified value proposition to asset managers, customers, and the project development community.

The Source Renewables team has deep experience in the energy and project finance markets, having developed and built more than 60MW's of distributed Solar and Energy Storage. In addition to its already executed projects Source Renewables has a pipeline of over 300MW in various stages of development in the US.

We currently have multiple projects in Pennsylvania, New Jersey and New York.

For more information on the company please visit http://sourcerenew.com/

**H)**

**Percentage of total annual supplies, raw materials, and vendor services purchased from firms in Onondaga County**.

Taft Solar LLC does not have current vendors, suppliers, and contactors assigned to the project. We will make every effort to use local sources when feasible. Supplies specific to solar arrays are generally not available on a local level, however for general supplies, equipment and sub-contractors, we are committed to using local sources.

**I)** NA

**J)**

**Assistance form OCIDA, SIDA, NYS or OCDC**

The project beneficiary has not yet received assistance, but wishes to disclose they are in the process of applying for the NY SUN NYSERDA solar grant and the NYSRDA energy storage grant. No other assistance has been received, or is planned to be requested, from named entities in the application.

**Section II,**

**C)**

**Summary of how this project will help your business grow.**

Taft Solar Development, LLC has chosen this location as a target location for a photovoltaic solar facility. This solar plant, built at 6966 East Taft Rd. will increase Source Renewables overall power production capacity and reach, by providing residents the ability to obtain access to solar-generated electrical power.

**D)**

**Description of Project**

Taft Solar Development, proposes to build a Community Distributed Generation photovoltaic (PV) solar facilities ("Solar Facility") under New York State's Community Solar initiative. Said Solar Facility is planned to have a nameplate capacity of approximately 3.7 megawatts (MW) alternating current (AC).

The solar facility will be situated on approximately 20 acres of private land, on an approximate 35 acre area, owned by Taft Solar Development, LLC (the "Facility Site") which is currently sitting as vacant land.

Source Renewables is requesting PILOT and a Sales and Use Exemption for the project because the project is not financially feasible without the funding. Additionally, with support from the agency, these supports will allow Taft Solar Development to offer local residents lower rates for electricity.

**H)**

**Compelling Circumstances**

In addition to the descriptions provided in this application, I would like to submit this attachment outlining the unique benefits of community solar projects. Solar arrays, utilized for community solar, provide significant benefits for the environment and the community in which they are located.

Solar projects generate clean renewable energy that feeds the local utility grid. Through monetary crediting, that energy can be shared with customers in the same utility service area. Savings show up directly on their utility bill, in the form of dollar-value credits for up to 25 years.

**Section III,**

**Part C and D**

**Employment Information**

Taft Solar LLC will hire 3rd party contractors, preferably from the local area, to preform annual maintenance and inspection for the solar array. This work would support three individuals from the selected contractor firm for a total of 1000 hours per year each. The 2020 market rate for this contract work is $60 per hour with a reasonable increase per year to maintain market rate. This employment is expected to continue through the pilot agreement and beyond.

**Section V,**

**Local access policy agreement**

Due to the complexity and specificity of Solar Array installation we, (Taft Solar LLC) will need to utilize a general contractor for the work involved. We will encourage, to the best of our ability, for sub-contractors and labor to be hired from the local pool. We hope to convey our appreciation and agreeance for the need to employ as many local laborers and businesses as possible, in the construction of this array.

**ABUNDANT Solar Power Inc.**
700 West Metro Park
Rochester, NY 14623-2678
Tel: 1 416 494 9559
www.abundant.solar

April 12th, 2021

To the Members of the Onondaga County Industrial Development Agency,

As indicated in our response to Item G in Section I of our application dated June 2, 2020 to the Onondaga County Industrial Development Agency ("OCIDA") for the purpose of receiving financial assistance for the Community Solar project to be located on a landfill owned by the Town of Elbridge, Abundant's intention is to transfer ownership of Abundant Solar Power (E1) LLC ("E1 LLC"), the project company, to Solarize NY Holdings LLC ("Solarize NY") prior to closing the straight lease transaction with OCIDA.

True Green Capital LLC ("True Green") created Solarize NY as a special purpose entity under the Delaware Limited Liability Company Act. True Green is a private-equity company founded in 2011 on the mission of building, owning, and operating solar energy projects and as of today has over $500 million under management. True Green has invested a great deal of time, energy, and expertise in understanding the community solar market and establishing itself as a leader in upstate New York through strong partnerships like this one with Abundant. As of today, True Green has energized over **120 megawatts of community solar projects** in upstate New York with additional projects **in development and construction**. Through its affiliate customer subscription platform, ***Solar Farms New York***, True Green currently has over **10,000 community solar customers** signed up to receive energy bill credits from its over **30 community solar farms** in upstate New York.

The shares and thus the ownership of the E1 LLC will be transferred to Solarize NY as of April 12th, 2021. We are requesting OCIDA's approval of the change in ownership of E1 LLC to Solarize NY Holdings LLC prior to the closing of the straight lease transaction.

Thank you for your continued support.

Best Regards,

Richard Lu
President & CEO

**Abundant** Solar Energy Inc.
Suite 900, 2235 Sheppard Ave E, Toronto, ON M2J 5B5
M 416 264 3880
O 416 494 9559

April 8, 2021

Onondaga County Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse NY 13202
Attention: Board Members

**RE: Request for consent to change of ownership in OYA Church Road A LLC, in connection with PILOT**

---

Dear Members,

We write this letter in connection with the application made by OYA Church Road A LLC ("Church A" or the "Applicant") to the Onondaga County Industrial Development Agency ("Onondaga IDA") for financial assistance to request a consent to the change of ownership of the Applicant.

The sole member of the Applicant, at the time of the approval of the PILOT application, was OYA Solar CDG LLC ("CDG"). CDG is wholly-owned by OYA Solar NY, L.P. ("NY LP"), whose general partner is OYA Solar US GP Inc. ("US GP"). The sole membership then went through a series of internal transfers, first to OYA Solar CDG2 LLC (which is wholly owned by CDG), then to OYA Solar B2 LLC, with a final transfer to its current sole member, OYA Solar MM1 LLC ("MM1"). The membership interests of MM1 are equally held by two members, one (OYA Solar B1 LLC) of which is wholly owned by CDG, and the other (OYA Solar Corp.) of which is wholly-owned by US GP. This internal reorganization has been completed for financing purposes and is illustrated in Appendix A to this letter.

We respectfully request the consent of the Onondaga IDA to the change of ownership of Church A

Yours truly,

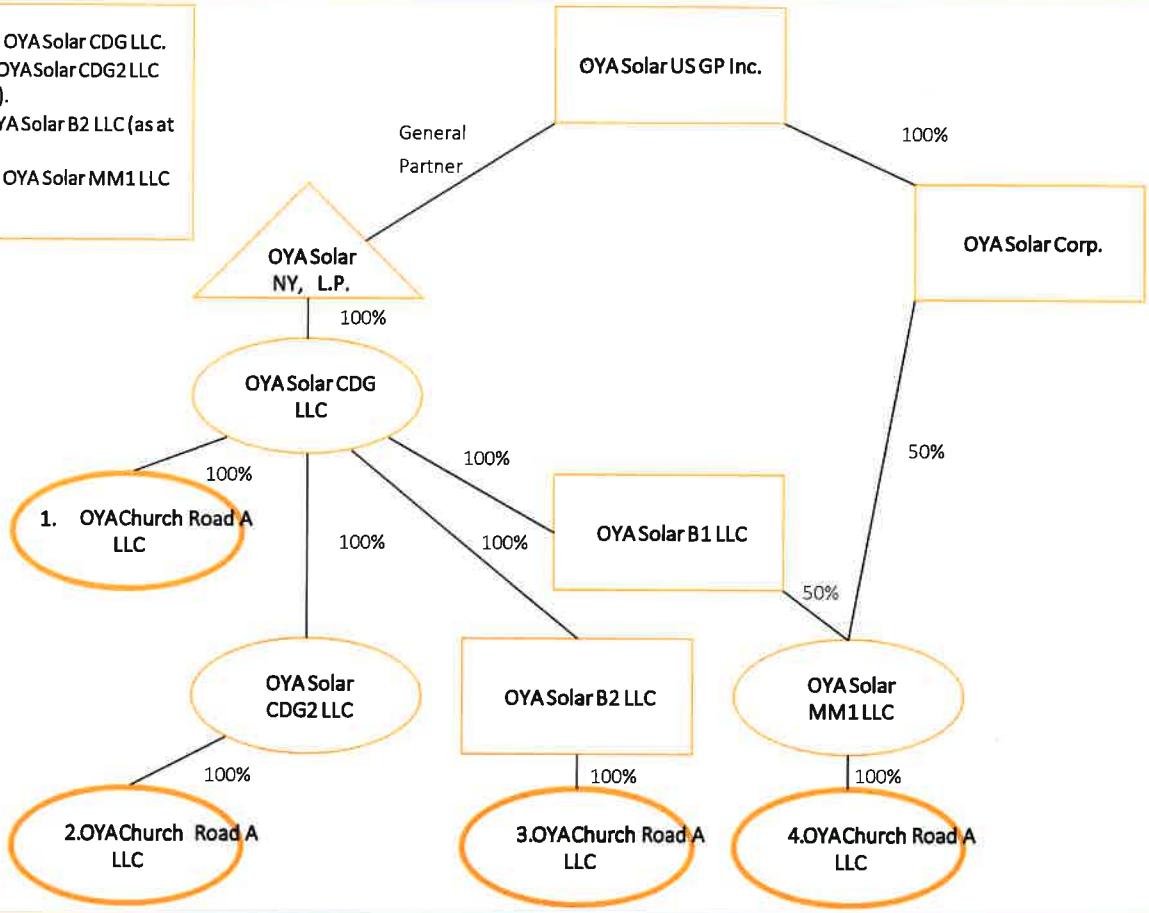
**OYA Solar US GP Inc.**

By: _____
Name: Bernadette Corpuz
Title: General Counsel

Copy: Michael Logan (Hodgson Russ LLP)

# Appendix A: OYA Church Road A LLC Internal Reorganization

1. Original sole member, OYA Solar CDG LLC.
2. Second sole member, OYA Solar CDG2 LLC (as at August 28, 2020).
3. Third sole member, OYA Solar B2 LLC (as at March 1, 2021)
4. Current sole member: OYA Solar MM1 LLC (as at March 1, 2021)



**THE NEW YORK, SUSQUEHANNA AND WESTERN RAILWAY CORPORATION**
**1 Railroad Avenue**
**Cooperstown, NY 13326**
**607-547-2555 ph.**
**607-547-5658 fax**
**www.nysw.com**

**Nathan R. Fenno**
**President**
**nfenno@nysw.com**

March 25, 2021

Robert Petrovich, Director
Office of Economic Development
Onondaga County
333 West Washington Street
Syracuse, NY 13202

RE: W. Onondaga Street Railroad Bridge

Dear Mr. Petrovich:

As you undoubtedly remember, the railroad bridge that passes over W. Onondaga Street in the City of Syracuse was the subject of a great deal of attention in July, 2018 when two large concrete fascia sections failed and fell to the ground. Although these fascia components were primarily decorative and had no impact on the load bearing capacity of the structure, subsequent analysis led to the conclusion that the original design of these fascia sections was ill-conceived. Accordingly, all of the remaining fascia sections were removed and replaced with precast concrete barriers. Those replacement barriers, although adequate, were always intended to be temporary. NYS&W and its consulting engineers, C&S, worked through 2019 on plans for permanent replacements for the fascia sections and other improvements to the structure that would be long-lasting and aesthetically consistent with the surrounding area. In doing so, we also consulted with representatives of the City of Syracuse. Unfortunately, funding issues and the COVID 19 pandemic halted all progress on this project.

Recently, a possible funding source for the improvements to the bridge and related structures has been identified. The City of Syracuse has agreed to be the applicant for approximately $3.5 million of funding under the New York State Department of Transportation's Passenger and Freight Rail Assistance Program ("PFRAP") to progress this project. NYS&W has agreed to provide all matching funds required under PFRAP and other technical support in the grant application. Applications are due no later than April 22, 2021.

At this time we are seeking the letters of support from the County of Onondaga and the Onondaga County Industrial Development Agency for the planned application for funding. Additionally, if needed, we seek the IDA's cooperation to the extent needed as the record titleholder of the property.

In addition to improving the railroad infrastructure, this project provides an opportunity to further the improvements in the downtown Syracuse area recently spearheaded by the Salt City Market and Hotel Syracuse projects in a manner that the Railroad, acting alone, would be unlikely to be able to fund.

Please feel free to contact us if you have any questions.

Sincerely,

Nathan R. Fenno
President

NRF:ksp

cc: David Mankiewicz