



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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8:00 AM Call to Order the Audit Meeting of the Agency

8:05 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes- 1) December 8, 2020, 2) January 12, 2021 Organizational Meeting, 3) January 12, 2021 Regular Board Meeting
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. CF Anaconda SYR LLC (3101-19-10A)

CF Anaconda SYR LLC is proposing to assign a portion of the sales and use tax exemption granted to CF Anaconda SYR LLC to Amazon.com Services LLC.

Agency Action Requested:

- a. A Resolution of the Board authorizing allocating a portion of the sales and use tax exemption granted to CF Anaconda SYR LLC to Amazon.com Services LLC.

Representative: Robert Petrovich, Executive Director, OCIDA

2. OYA Camillus A LLC (3101-20-16C) Initial Meeting

OYA Solar Camillus A LLC is proposing the construction of 5 megawatt solar project in the Town of Camillus. The applicant is requesting certain sales and use taxes, real property taxes, real estate transfer taxes.

Agency Action Requested:

- a. A Resolution of the Board authorizing a public hearing.

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

3. OYA Camillus B LLC (3101-20-17D) Initial Meeting

OYA Solar Camillus B LLC is proposing the construction of 5 megawatt solar project in the Town of Camillus. The applicant is requesting certain sales and use taxes, real property taxes, and real estate transfer taxes.

Agency Action Requested:

- a. A Resolution of the Board authorizing a public hearing.

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

4. Milton Real Properties of Massachusetts, LLC & Southworth-Milton, Inc. d/b/a Milton CAT (3101-20-22B)

Milton CAT is proposing to construct a 75,000-85,000 square foot building in the Town of Cicero. The applicant is requesting exemptions from certain sales and use taxes and mortgage recording taxes.

Agency Action Requested:

- a. A Resolution of the Board authorizing the financial assistance the agency will provide and an assignment and lease transaction between Milton Real Properties of Massachusetts, LLC and Southworth-Milton, Inc. Agency benefits requested include exemptions from certain sales and use taxes and mortgage recording taxes.

Representative: Robert Petrovich, Executive Director, OCIDA

Executive Session/Legal Advice

5. Purchase Contract Execution

Authorization to enter into four purchase contracts for property.

Agency Action Requested:

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

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency Regular Meeting Minutes December 8, 2020

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, December 8, 2020 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:14 am with the following:

PRESENT VIA TELECONFERENCE:

Patrick Hogan
Janice Herzog
Steve Morgan
Sue Stanczyk
Kevin Ryan
Victor Ianno

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Onondaga County Economic Development
Amanda Fitzgerald, Barclay Damon Law Firm
Jeff Davis, Barclay Damon Law Firm
Victor Ianno, Board Member
Kevin Ryan, Board Member
Christopher Andreucci, Harris Beach Law Firm
Kevin McAuliffe, Barclay Damon Law Firm
John Switzer, Summit Solar
David Spotts, Summit Solar
David Muraco, 629 LeMoyne Manor
Alexis Muraco, 629 LeMoyne Manor
Mark Arbon, Sarofeen & Arbon, LLC
Brad Farrin, Milton CAT
Tony Mancuso, Milton CAT
Jeremy Speich, Harris Beach Law Firm

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

APPROVAL OF REGULAR MEETING MINUTES – NOVEMBER 10, 2020

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the regular meeting minutes of November 10, 2020. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of November 2020.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of November 2020. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #450.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #450 for \$16,005.15 and COVID Grant Payments for \$79,599.19. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

5845 WIDEWATERS COMPANY, LLC - MEETING TO MODIFY

Robert Petrovich stated Chris Andreucci is representing the IDA as conflict counsel.

Kevin McAuliffe stated last year the Agency approved the construction of two 41,000 square feet buildings on an approximately 11 acre parcel in the Town of DeWitt. He stated the first building is under construction and that is going to be the international headquarters of Widewaters. He stated due to COVID they have determined it is not logical at this time to proceed with construction of the 2nd building which will be purely speculation on occupancy. He stated they have asked the Agency to allow counsel to modify the documents and remove from

the relationship the 2nd parcel upon which nothing would be constructed at this time. He stated the legal description would be modified and the description of the project changing it down to reflect one 41,000 square foot building. He stated there will still be all the jobs as originally presented in the 2019 application. He stated the net effect actually increases the cost benefit ratio because they are spending only a slightly smaller amount of money when you look at the total investment but all the jobs and salaries will be there. He stated they simply won't be building the second building and would eliminate from the IDA relationship of that second parcel.

Robert Petrovich stated the project cap has been reduced by roughly 50% in terms of the benefits to the project. He stated the original is in the package as well as the modified summaries of the project to see the differences. He stated counsel has determined that we are in compliance by doing this. Chris Andreucci agreed and said that he will draft an omnibus amendment to remove the second building from the project description. He stated individual documents that would modify the record will be filed with the County Clerk's office to show the change. He stated the PILOT schedule will be modified to reflect only one building and the sales tax exemption authority will be reduced which will be evidenced in a modified ST-60 that he will prepare and file with the State on behalf of the Agency.

Victor Ianno asked if 18 months from now things turn around and they have an opportunity to build another building, is that going to be a brand new application at that time. Chris Andreucci stated it will be a brand new application.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a modification of the project description in connection with a straight lease transaction involving the Onondaga County Industrial Development Agency and 5845 Widewaters Company, LLC to remove the acquisition, construction and equipping of the second building and modifying the PILOT obligations in accordance with the schedule presented at this meeting. Motion was carried.

SSC LYSANDER LLC – SECOND MEETING

David Spotts stated the project is a 3.5 megawatt AC ground mounted solar facility. He stated the solar panels will be mounted to a single axis tracking system which will follow the movement of the sun throughout the day. He stated power from the solar panels will be converted through the use of an inverter and transformer and directly injected into the grid. He stated they are expecting to participate in the NYSERDA Community Solar Program which allows them to sell energy to residential homeowners in the contiguous areas. He stated the solar modules are about 8 to 9 feet off the ground. He stated they intend to have vegetative screening on the project and the project produces no noise, smell or sound.

Patrick Hogan asked if a public hearing was held. Nancy Lowery stated the public hearing was held and there were no comments. She stated there is support from the School District and the Town. She stated staff will be working with the assessor to make sure there is a proper subdivision either through courtesy or slash parcel.

Jeff Davis stated counsel reviewed the EAF provided by the applicant and it is an unlisted action with an uncoordinated review from SEQR standpoint. He stated based upon a review of the project and the environmental assessment done by the Town, the recommendation is the issuance of a negative declaration. He stated counsel has prepared and upon approval the negative declaration will be signed as part of Part 3 of the SEQR EAF.

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

Nancy Lowery stated she has received emails from the attorney representing the school district and from the Town and there are no objections to the PILOT.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemption from certain real estate property taxes for the SSC Lysander LLC project. Motion was carried.

629 LEMOYNE MANOR, LLC – SECOND MEETING

David Muraco stated the public hearing was held about two weeks ago. He stated they are now asking for financial assistance for a 102,000 square foot development which includes 66 apartments and 5,000 square feet of retail. He stated the project has been approved by the Town of Salina and the project is ready to go.

Nancy Lowery stated there were no comments at the public hearing but received letters of support. She stated one was cosigned by Supervisor Gunnip and Councilor Magnarelli, one from Mr. Pirro and one from a local business woman, Angi Renna.

Jeff Davis stated counsel reviewed the environmental assessment form provided by the applicant as well as materials in the environmental review conducted by the Town of Salina. He stated it is an unlisted action and the recommendation is there is no significant effect on the environment and as a result counsel is recommending the issuance and preparation of a negative declaration.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the 629 LeMoyne Manor, LLC project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real estate property taxes, real estate transfer taxes and mortgage recording taxes for the 629 LeMoyne Manor LLC project. Motion was carried.

MILTON REAL PROPERTIES OF MASSACHUSETTS, LLC & SOUTHWORTH-MILTON, INC. DBA MILTON CAT) – INITIAL MEETING

Bradlee Farrin stated Milton CAT is finalizing and closing on the property on Eastman Road. He stated this is to provide a state of the art facility for service, sales and parts for the full caterpillar line. He stated there are some challenges they are looking at with the site as far as a number of out of pocket expenses for sewer and other things so they are looking for assistance along the way to make this happen. He stated they are building a 75,000 square foot facility. He stated they have the Planning Board support and they are now working on the design this winter

with anticipation they will break ground sometime in late spring or summer. He stated they hope to have it completed by spring of 2022.

Jeff Davis stated this was before the Board with resolutions and there have been some changes in the project that requires us to go back and it is on the agenda to reopen and conduct the public hearing to reflect the changes in the project.

Nate Stevens stated the difference between the old CBA and the new CBA is there is now mortgage recording tax being requested by the applicant.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for the Milton Real Properties of Massachusetts, LLC & Southworth-Milton, Inc. (DBA Milton CAT) project. Motion was carried.

REQUEST FOR PROFESSIONAL SERVICES: OCIDA AUDIT SERVICES – 2020

Robert Petrovich stated request for proposals were sent out for audit services for the IDA and proposals were received from Grossman St. Amour and Bonadio & Associates. He stated staff is recommending to the Board that we issue contract awards for both firms and then the Agency will be in a position with additional information in January to make a recommendation on the firm for services for the IDA.

Victor Ianno asked who the current auditor is. Robert Petrovich stated Grossman St. Amour.

Patrick Hogan stated it is a two-step process. Robert Petrovich stated yes.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to enter into an agreement for the RFP Services: OCIDA Audit Services-2020. Motion was carried.

REQUEST FOR PROFESSIONAL SERVICES: OCIDA COUNSEL/SPECIAL COUNSEL/GENERAL LEGAL SERVICES

Robert Petrovich stated staff issued an RFP for legal services and received a number of responses. He stated responses were received from Barclay Damon LLP, Bond Schoeneck & King, PLLC, Hancock & Estabrook, LLP, Trespasz & Marquardt LLP, Nixon Peabody LLP and Harris Beach PLLC. He stated the recommendation being sought is to enter into contracts with all the law firms so that we can proceed with the work of the IDA. He stated at the January meeting staff will make recommendation for primary counsel and the remaining law firms will be conflict counsel depending on the needs and situations that arise and come before the Board.

Upon a motion by Steve Morgan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to enter into an agreement for the RFP Services: OCIDA Counsel/Special Counsel/General Legal Services-2020. Motion was carried.

OCIDA COVID-19 SMALL BUSINESS GRANT

Robert Petrovich stated this is the latest round in COVID reimbursement grants for small businesses that have purchased PPE. He stated staff has been working with counsel to make sure any grant application requests meet the statute required. He stated this is the 4th round and the information is contained in the Board packet. He stated all of the applications have been vetted and staff worked with counsel to make sure we are in compliance with the statute.

Patrick Hogan stated he would like to congratulate Mr. Petrovich and staff on this initiative as well as the County Executive for his input on this. Robert Petrovich stated he appreciates that but should also recognize Carolyn Evans-Dean as she has been working diligently on this process and managing the day to day. He stated she is an integral part of the equation.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing grants to qualified applicants pursuant to the COVID-19 Grant Legislation for authorized use up to the amount of \$10,000. Motion was carried.

EXECUTIVE SESSION/LEGAL ADVICE

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board went into Executive Session. Motion was carried.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board adjourned Executive Session. Motion was carried.

(Steve Morgan left the meeting.)

PURCHASE CONTRACT EXECUTION

Jeff Davis stated this is a request for an authorization of purchase for land on Caughdenoy Road. He stated OCIDA currently owns all the land from Route 31 and Caughdenoy Road north to the railroad tracks and all the frontage there with the exception of this small parcel owned by the Arnaults. He stated there has been some interest in acquiring this property for quite some time. He stated the property that is just north of the Arnaults that OCIDA owns has an existing house on the property. He stated there is a life estate for the Kings on this property and there is a relationship between the Kings and the Arnaults. He stated by acquiring the property by the Arnaults it is the understanding that the life estate for Kings would in all likelihood have Mrs. King move to be closer to relatives as the Arnaults are relocated. He stated this is 3.17 acres of land and it gives OCIDA all the road frontage on Caughdenoy Road from the intersection of Route 31 to the railroad tracks. He stated everything on the east side of Caughdenoy Road would then be owned by OCIDA which is all part of the current White Pine Park and covered under the 336 acre generic environmental impact study that was done in 2013. He stated before the Board are two requested resolutions. He stated the first is a SEQR resolution that identifies this as an unlisted action and recognizes the fact that there is no direct subsequent development or commitment by this Agency by proceeding with a purchase of the property. He stated there is potential for future development and if it were to occur that would be part of a specific environmental review. He stated the development that could be on the property is currently unknown. He stated it would not be productive to do a full environmental review of the property other than just an environmental review for acquisition of the land so that the Agency can control it and become part of the White Pine Park for any future development which then would be studied separately. He stated the first request is that the Agency would act as lead agency and we will issue a recommendation for a negative declaration with regard to the purchase of the

3.17 acres of land from the Arnaults. He stated the second is authorizing the execution of the purchase and sale agreement for \$300,000 to purchase the Arnault property. He stated the Arnault property is improved property and it contains a home, out buildings and out parcels etc. He stated the purchase price is reflective that this is last remaining parcel that the Agency does not own with road frontage on the east side of Caughdenoy Road as well as the relationship with the property to the north with the life estate.

Victor Ianno asked how much frontage we have along Route 31 going east. Jeff Davis stated about one quarter mile.

Susan Stanczyk asked if this is the last piece on Caughdenoy Road. Robert Petrovich stated yes.

Patrick Hogan asked if this is locking up the last piece of property in furtherance of the Agency's plans for further development of this property. Jeff Davis stated it has been included and identified on the marketing efforts for OCIDA for White Pine so it's one that has been the hold out and we are now in a position to purchase that and move forward to obtain all of the rectangle that is currently identified as the White Pine Park.

Victor Ianno asked if at this point we are done with Caughdenoy Road side and the acquisitions along Route 31. Jeff Davis stated yes. He stated this would conclude rounding out the Caughdenoy Road/Route 31 side.

Victor Ianno asked when will OCIDA be at the point when we say we don't need any more property there. Jeff Davis stated in the marketing of the property to the high end users that have been identified in discussions that have gone on since 2013 with various potential suitors, he believes it's fair to say, that we have identified the fact that current land holdings for OCIDA are not sufficient to support the scale of development that one would want to bring here. He stated there are a lot of nice things in terms of water, availability, location and access but the size is restrictive at the current acreage OCIDA owns. He stated the current White Pine Park under GEIS is 336 acres. He stated OCIDA has purchased additional land outside of that and has under control right now about 600 acres through option agreements. He stated there is a need to expand that to a larger area for the type of development that we are trying to attract.

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

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to enter into a purchase contract and any related documents with respect to property located at 8676 Caughdenoy Road, Clay NY. Motion was carried.

WHITE PINE ENVIROMENTAL REVIEW

Jeff Davis stated in 2013 the Agency completed a generic environmental impact statement studying potential development on the property and that included a parcel on White Pine Park that is 336 acres. He stated as discussed it is currently vacant and they have identified and learned that the park needs to be a larger area. He stated this Board has undertaken a process through acquisition of lands to do that, expand the park and consider acquiring more land. He stated the motion before the Board now is a reopening of the 2013 GEIS so that this Board can commence a similar generic environmental review of a larger White Pine Park area. He stated it will become the supplemental GEIS so the request before the Board is to issue a positive declaration under SEQR that will commence the process of notifying other agencies involved and interested that OCIDA plans to be lead agency for purposes of conducting a supplemental GEIS and we will send out notices to all involved and interested agencies of that intent. He stated they will have 30 days to comment and provide their consent to the Agency to be lead agency for this supplemental GEIS. He stated upon the completion of that 30 day period and assuming nobody objects OCIDA will then take on conducting a generic environmental review of an expanded White Pine Park up to 1,253 acres along the Caughdenoy Road/Route 31/Burnet Avenue corridor area and slightly east of Burnet Avenue. He stated the potential development of 1,253 acres would be studied in the same way that OCIDA studied the potential development and issue the GEIS in 2013. He stated there is no specific project at this time but a GEIS is an appropriate step taken when one is trying to develop a future high end business park like this and become shovel ready. He stated the action before the Board is authorizing the Agency to consider itself and declare itself lead agency to issue the appropriate notices and to commence a supplemental generic environmental impact statement on that 1,253 acre park.

Patrick Hogan asked if this would advise all other governmental entities that the Agency would be the lead agency. Jeff Davis stated we are declaring by issuing a positive declaration that we are saying there is a potential for significant environmental impact for future development for this area and we are going to study it. He stated we are asking to be lead agency to perform that study. He stated it would in essence be reopening what was done in 2013 and taking a look at those exact same impacts over a larger geographic area and what would come with a development that would be a larger development in that geographic area.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the adoption of a SEQRA determination, declaring the Board's intent to act as lead agency, and authorizing the Executive Director to take the necessary steps to initiate and develop a supplement to the September 2013 final generic environmental impact statement. Motion was carried.

Patrick Hogan stated he would like to congratulate staff, Mr. Petrovich and certainly the County Executive's office.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board adjourned the meeting at 9:31 am. Motion was carried.

Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency Organizational Meeting Minutes January 12, 2021

An organizational meeting of the Onondaga County Industrial Development Agency was held on Tuesday, January 12, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:03 am with the following:

PRESENT VIA TELECONFERENCE:

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

ABSENT:

Susan Stanczyk

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Onondaga County Economic Development
Amanda Fitzgerald, Barclay Damon Law Firm
Jeff Davis, Barclay Damon Law Firm

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

SLATE OF OFFICERS AND CHAIRS FOR THE 2021 AGENCY FISCAL YEAR

Upon a motion by Fanny Villarreal, seconded by Kevin Ryan, the OCIDA Board approved a resolution approving the slate of officers for the 2021 Agency Fiscal Year to include Chair-Patrick Hogan, Vice Chair-Janice Herzog, Executive Director - Robert M. Petrovich, Secretary - Nancy Lowery, Treasurer - Nate Stevens, Recording Secretary - Karen Doster, Assistant Treasurer - Christopher Cox, Freedom of Information Act Officer – Robert M. Petrovich, Freedom of Information Appeals Officer-Patrick Hogan, State Finance Law Contract (Procurement) Officer – Robert M. Petrovich. Motion was carried.

APPOINTMENT OF LEGAL CONTRACTORS

Nancy Lowery stated at the last meeting the Board approved the applicants that submitted on the RFP. She stated this meeting we are putting forth who would be lead counsel and conflict counsel.

Robert Petrovich stated this is consistent with past practice and it is a reappointment.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution reappointing Barclay Damon, LLP as its Agency Counsel and appointing Bond Schoeneck & King, PLLC; Hancock & Estabrook, Harris Beach, PLLC; Nixon Peabody, LLP; Trespasz & Marquardt, LLP as conflict counsel. Motion was carried.

APPOINTMENT OF AUDIT CONTRACTORS

Nancy Lowery stated at the last meeting the Board approved the applicants that submitted to the RFP. She stated the two applicants in response to the RFP are Grossman St. Amour and Bonadio & Co., LLP. She stated the recommendation is to reappoint Grossman St. Amour as auditor and Bonadio & CO., LLP as Special Auditor. Motion was carried.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution reappointing Grossman St. Amour as its Agency Auditor and appointing Bonadio & Co., LLP as special auditor. Motion was carried.

Upon a motion by Kevin Ryan, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 8:09 am. Motion was carried.

Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency Regular Meeting Minutes January 12, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, January 12, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:14 am with the following:

PRESENT VIA TELECONFERENCE:

Patrick Hogan
Janice Herzog
Steve Morgan
Sue Stanczyk
Kevin Ryan
Victor Ianno
Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Onondaga County Economic Development
Amanda Fitzgerald, Barclay Damon Law Firm
Jeff Davis, Barclay Damon Law Firm
Bradlee Ferrin, Milton CAT
Tony Mancuso, Milton CAT
Jeremy Speich, Harris Beach
Laurie Oliver, COR Aspen Park Boulevard Company
Robert Murray, Harris Beach
Brad Griggs, Amazon
George Laigaie, TC Syracuse
Timothy Pecci, Dain Torpey

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

APPROVAL OF REGULAR MEETING MINUTES – DECEMBER 9, 2020

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of December 9, 2020. Fanny Villarreal abstained. Motion was carried.

TREASURER’S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of December 2020.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved the Treasurer's Report for the month of December 2020. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #450.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #451 for \$146,579.42 and PILOT payments to City of Syracuse for \$8,604.73, Syracuse City School District for \$15,358.48 and Onondaga County for \$10,813.25. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

MILTON REAL PROPERTIES OF MASSACHUSETTS, LLC & SOUTHWORTH-MILTON, INC. d/b/a MILTON CAT) – SECOND MEETING

Bradlee Farrin stated the Milton CAT project is relocating from 294 Ainsley Drive in Syracuse to Eastman Road in Cicero. He stated they plan to move as a full service, parts, sales and service Milton CAT facility. He stated they are in the neighborhood of 75,000-85,000 square feet on 20 acres. He stated they are looking forward to building a state of the art facility.

Patrick Hogan asked what is going to happen to the Ainsley Drive site. Bradlee Farrin stated they have two sites on Ainsley. He stated at 336 Ainsley Drive will have Milton Rents located there which is the day to day rental piece. He stated they are going to dispose of 294 Ainsley Drive.

Patrick Hogan asked if the second building will be put up for sale. Bradlee Farrin stated yes. He stated 336 Ainsley Drive is the location of SiTech, a 3D modeling piece and that will be brought to Cicero as their headquarters.

Nancy Lowery stated there were no comments at the public hearing and no written comments were received.

Jeff Davis stated the first resolution should be for SEQR determination. He stated counsel and staff has reviewed the EAF and this is an unlisted action for SEQR purposes. He stated based upon the review the recommendation is issuance of a negative declaration and determination that there is no adverse effect on the environment as a result of the proposed project.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Milton Real Properties of Massachusetts, LLC & Southworth-Milton Inc. d/b/a Milton CAT project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemption from certain sales and use taxes and mortgage recording taxes for the Milton Real Properties of Massachusetts, LLC & Southworth-Milton Inc. d/b/a Milton CAT project. Motion was carried.

COR ASPEN PARK BOULEVARD COMPANY, LLC – LENDER DOCUMENTS

Robert Petrovich stated this is a standard refinancing which is required but perfunctory.

Laurie Oliver stated there is about one year left on the lease leaseback and COR is in the process of refinancing the mortgage. She stated they are not seeking any additional benefits but because the lease/leaseback is still in place they need OCIDA to join in the mortgage.

Jeff Davis stated this is a Type 2 action for SEQR purposes and that is noted in the resolution.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the Executive Director to execute the lender documents for the COR Aspen Park Boulevard Company, LLC project. Motion was carried.

CF ANACONDA SYR LLC – SALES AND USE TAX

Robert Petrovich stated Agency counsel and staff have looked at this internally. He stated there are some steps that we are going to have to take to do this.

Brad Griggs stated they are in the process of taking the application that was before the Board and applying it to Amazon.com Services in order to make purchases related to the machinery and equipment going into the facility. He stated he appreciates and would like to thank the Agency for the support they have had for the project to date.

Bob Murray stated the request in effect is an allocation of the already approved sales tax benefit with respect to the project. He stated nothing is changing. He stated at the time the application was submitted the name of the tenant could not be disclosed. He stated tenant's contemplated investment was included in the overall scope of the project. He stated at this point in time the tenant has confirmed its spend with respect to machinery and equipment that is subject to sales tax. He stated the gross figure was included in the initial investment of \$250,000,000 that was on the landlord's ledger. He stated \$100,000,000 of that dollar amount is being allocated to tenant's spend so the landlord's spend of expenditures subject to sales tax will decrease by \$100,000,000 and Amazon's expenditure will increase by \$100,000,000. He stated the sales tax benefit authorized to the landlord will decrease. He stated there will be about \$8,000,000 of sales and use tax benefits. He stated at the end of the day it is an accounting exercise with respect to who is making purchases within the facility but as it stands Amazon does not have the authority to make sales tax exempt purchases and that is the request before the Board today.

Robert Petrovich stated the overall project benefit is not going to change but the allocation is going to change. He stated the resolution is authorizing a public hearing. He stated there is going to be some substantiation on what the spending was and the allocation of the use of sales tax thus far to confirm what the remainder is. He stated he understands this is a generic request in the sense that it is taking big numbers and moving them around. Jeff Davis stated we may have received some of that information already so this will then have to be papered over and documented because OCIDA does not have an agreement for any privity of contract to provide the sales tax exemption to Amazon at the moment. He stated there will have to be some new

paperwork completed assuming that everything goes through with the public hearing and the Board authorizes it.

Robert Petrovich asked if there will be another closing. Jeff Davis stated not quite a closing but execution of documents creating a relationship that allows OCIDA to extend the sales tax exemption to Amazon.

Patrick Hogan asked if this is the same procedural template that Amazon uses at their other facilities. Brad Griggs stated this has been a standard process to date with the other IDA applications because of the confidentiality of the projects.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for the CF Anaconda Syr LLC project. Motion was carried.

PROJECT TERMINATION

Robert Petrovich stated Empire Polymer Solutions and Milton Real Properties are just old project numbers that have been modified. He stated the projects have advanced but under new project numbers because of changes in ownership structure that were put forward subsequent to the initial approval. He stated OYA Church Road B, DG New York and GSPP are solar projects.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution acknowledging the withdrawal of the application submitted by Bodycote Syracuse Heat Treating Corporation (3101-19-08A); OYA Church Road B LLC (3101-20-07B); DG New York, CS, LLC (3101-20-11A); GSPP 9177 Caughdenoy Road-East, LLC (3101-20-09A); Empire Polymer Solutions, LLC (3101-20-12A) and Milton Real Properties of Massachusetts, LLC & Southworth-Milton, Inc. (d/b/a MiltonCAT) (3101-20-18A) and revoking any and all financial assistance granted to each company in connection with the projects associated with each project number listed above. Motion was carried.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 8:28 am. Motion was carried.

Nancy Lowery, Secretary



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

January 31, 2021

Revenue / Expense / Income	Current Period	Current YTD	2021 Budget Amount	Current YTD Change to Budget
Operating Revenue	75,015	75,015	1,646,000	(1,570,985)
Administrative Expense	12,880	12,880	1,008,000	(995,120)
Operating/Program Exp.	12,874	12,874	638,000	(625,126)
Net Ordinary Income	49,261	49,261	-	49,261

Current Assets	Current YTD	Prior YTD
Total Cash	9,371,487	4,454,040
Less Pass Through Received	4,331,892	2,270,998
Available Cash	5,039,595	2,183,042
Receivables (less pass through rec.)	687,099	1,219,947
Grant Reimbursements	-	268,733
Total	5,726,694	3,671,722

Reserve for Contracts	
County Operations 2021	995,120
333 W. Washington St 2021 Rent	65,000
OBG WPCP CO #4 Additional Studies	489,933
JMT 800 Hiawatha Engineering	18,716
CNYIBA Consulting Services Agreement 2021	35,000
Barclay Damon WPCP Options	100,000
Total	1,703,769

Receivables	
0-120 days	421,325
> 120 days	222,024
Total	643,349

Onondaga County Industrial Development Agency

PROFIT AND LOSS

January 2021

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	71,352.00
2116.2 Application Fees	1,000.00
Total 2116 Fees	72,352.00
2410 Lease Income	2,500.00
Total 500 Operating Revenue	74,852.00
501 Non-Operating Revenue	
2401 Interest Income	162.98
Total 501 Non-Operating Revenue	162.98
534 Pilot & Pass Thru Revenue	
529 PILOT Income	6,095,774.38
Total 534 Pilot & Pass Thru Revenue	6,095,774.38
Total Income	\$6,170,789.36
GROSS PROFIT	\$6,170,789.36
Expenses	
6400 Operating Expense	
6407 Administrative Expense	12,880.11
6411 Memberships / Sponsorships	2,000.00
6412 Other Operating Expense	
6412.2 Syracuse Rail Overpayment	500.00
Total 6412 Other Operating Expense	500.00
Total 6400 Operating Expense	15,380.11
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.6 Taxes/SDC	9,116.02
Total 6510 White Pine Commerce Park	9,116.02
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	1,169.94
Total 6520 North Salina Property Acquisition	1,169.94
6530 800 Hiawatha Blvd. West	
6530.1 Taxes	87.89
Total 6530 800 Hiawatha Blvd. West	87.89
Total 6500 Agency Program Expenses	10,373.85
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	6,095,774.38
Total 6605 Pilot & Pass Thru Expenses	6,095,774.38
Total 6600 Non-Operating Expenses	6,095,774.38
Total Expenses	\$6,121,528.34
NET OPERATING INCOME	\$49,261.02
NET INCOME	\$49,261.02

Onondaga County Industrial Development Agency

BALANCE SHEET

As of January 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	8,490,102.89
200.2 Cash - M & T Money Maker Savings	890,291.75
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	9,371,486.82
Total Bank Accounts	\$9,371,486.82
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Agency Fees	2,260,773.69
Total 380 Accounts Rec.	2,260,773.69
Total Accounts Receivable	\$2,260,773.69
Other Current Assets	
391 Long Tern Receivable	222,024.00
Total Other Current Assets	\$222,024.00
Total Current Assets	\$11,854,284.51

Onondaga County Industrial Development Agency

BALANCE SHEET As of January 31, 2021

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	1,520,401.50
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	3,327,146.03
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	4,583,491.53
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	-2,861.00
213 A/D Buildings	-65,068.00
Total Fixed Assets	\$4,518,423.93
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$16,374,350.20

Onondaga County Industrial Development Agency

BALANCE SHEET As of January 31, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	212,479.91
600.205 Exp Pay Prev Period	17,438.91
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	255,511.16
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	1,763,882.11
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	1,837,945.81
631 Due to Other Governments	
631.1 Towns	
631.11 Cicero	8,850.00
631.115 Clay	29,935.00
631.12 Dewitt	171,489.34
631.125 Elbridge	81,972.00
631.135 Lysander	7,409.00
631.145 Onondaga	2.32
631.15 Salina	89,524.86
631.155 Skaneateles	35,782.33
631.17 Van Buren	111,339.00
Total 631.1 Towns	536,303.85
631.2 Villages	
631.205 Baldwinsville	58,110.00
Total 631.2 Villages	58,110.00
631.3 Schools	
631.305 Baldwinsville	583,996.00
631.315 East Syracuse-Minoa	663,132.58
631.325 Jamesville-Dewitt	74.62
631.33 Jordan-Elbridge	444,141.00
631.335 Liverpool	145,112.00
631.337 Lyncourt	461,652.43
631.345 North Syracuse	212,779.00
631.35 Skaneateles	209,637.38
631.356 Syracuse	-0.02
631.36 West Genesee	230,995.00

Onondaga County Industrial Development Agency

BALANCE SHEET

As of January 31, 2021

	TOTAL
Total 631.3 Schools	2,951,519.99
631.4 Onondaga County	784,801.55
631.5 City of Syracuse	1,156.86
Total 631 Due to Other Governments	4,331,892.25
Total Other Current Liabilities	\$6,425,349.22
Total Current Liabilities	\$6,425,349.22
Total Liabilities	\$6,425,349.22
Equity	
3900 Equity Unreserved	7,181,072.33
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,703,768.81
465 Equity - Unreserved	-1,330,939.81
Net Income	49,261.02
Total Equity	\$9,949,000.98
TOTAL LIABILITIES AND EQUITY	\$16,374,350.20

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #452
February 9, 2021

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP</u>	\$	48,519.50
	Inv#5097661, 5097669 & 5097670, WPCP Legal thru Oct. 2020		
2.	<u>BARCLAY DAMON LLP</u>	\$	2,156.46
	Inv#5103034 & 5103806, Roth & General Legal December 2020		
3.	<u>BOND, SCHOENECK & KING, PLLC</u>	\$	1,500.00
	Inv#19850569, BlueRock Legal thru December 2020		
4.	<u>COOK'S COFFEE</u>	\$	85.85
	Inv#20-233, Coffee Service		
5.	<u>CNY INTERNATIONAL BUSINESS ALLIANCE</u>	\$	7,787.50
	Inv#0000097-IN, \$th Quarter 2020 Consulting Services		
6.	<u>ADVANCE MEDIA NEW YORK</u>	\$	169.16
	Milton CAT Public Hearing Notice		
7.	<u>CENTER FOR ECONOMIC GROWTH</u>	\$	500.00
	Inv#AR1318, SEMI ISS 2021 Sponsorship		
8.	<u>JMT OF NEW YORK, INC.</u>	\$	5,909.10
	Inv#22-102376 & 23-102459, Former Roth Site		
9.	<u>PLAN & PRINT SYSTEMS, INC.</u>	\$	<u>487.50</u>
	Inv#22-102376 & 23-102459, Former Roth Site		
	TOTAL	\$	67,115.07

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #452
February 9, 2021

PILOT Payments

1.	<u>TOWN OF CICERO</u>	\$	25,225.51
	2021 PILOT Payments		
2.	<u>TOWN OF CLAY</u>	\$	29,935.00
	2021 PILOT Payments		
3.	<u>TOWN OF DEWITT</u>	\$	220,555.54
	2021 PILOT Payments		
4.	<u>TOWN OF ELBRIDGE</u>	\$	81,972.00
	2021 PILOT Payments		
5.	<u>TOWN OF GEDDES</u>	\$	393.22
	2021 PILOT Payments		
6.	<u>TOWN OF LYSANDER</u>	\$	90,346.00
	2021 PILOT Payments		
7.	<u>TOWN OF ONONDAGA</u>	\$	2.32
	4th Quarter 2020 Syracuse Rail PILOT Payment		
8.	<u>TOWN OF SALINA</u>	\$	93,819.86
	2021 PILOT Payments		
9.	<u>TOWN OF SKANEATELES</u>	\$	35,782.33
	2021 PILOT Payments		
10.	<u>TOWN OF VAN BUREN</u>	\$	111,339.00
	2021 PILOT Payments		
11.	<u>VILLAGE OF BALDWINSVILLE</u>	\$	58,110.00
	2021 PILOT Payments		
12.	<u>VILLAGE OF LIVERPOOL</u>	\$	4,127.00
	2021 PILOT Payments		

13. <u>VILLAGE OF SOLVAY</u>	\$	3,128.56
2021 PILOT Payments		
14. <u>BALDWINSVILLE CSD</u>	\$	583,995.00
2021 PILOT Payments		
15. <u>EAST SYRACUSE MINOA CSD</u>	\$	914,373.72
2021 PILOT Payments		
16. <u>JAMESVILLE DEWITT CSD</u>	\$	74.62
4th Quarter 2020 Syracuse Rail PILOT Payment		
17. <u>JORDAN ELBRIDGE CSD</u>	\$	444,141.00
2021 PILOT Payments		
18. <u>LIVERPOOL CSD</u>	\$	174,597.00
2021 PILOT Payments		
19. <u>LYNCOURT UNION FSD</u>	\$	461,652.43
2021 PILOT Payments		
20. <u>NORTH SYRACUSE CSD</u>	\$	312,481.69
2021 PILOT Payments		
21. <u>SKANEATELES CSD</u>	\$	209,637.38
2021 PILOT Payments		
22. <u>SOLVAY UNION FSD</u>	\$	6,577.23
2021 PILOT Payments		
23. <u>SYRACUSE CSD</u>	\$	51,450.00
2021 PILOT Payments		

24.	<u>WEST GENESEE CSD</u>	\$	230,995.00
	2021 PILOT Payments		
25.	<u>CITY OF SYRACUSE</u>	\$	28,628.86
	2021 PILOT Payments		
26.	<u>ONONDAGA COUNTY</u>	\$	<u>1,158,468.85</u>
	2021 PILOT Payments		
TOTAL		\$	5,331,809.12

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
1/31/2021

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-21-12-31-21	\$1,008,000.00	\$12,880.11	\$995,119.89
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	\$310,066.58	\$489,933.42
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	\$25,000.00	\$6,284.50	\$18,715.50
BARCLAY DAMON WPCP OPTIONS	11/30/20-12-31-21	\$200,000.00	\$100,000.00	\$100,000.00
CNYIBA CONSULTING SERVICES AGREEMENT	1-1-31-12-31-21	\$35,000.00	\$0.00	\$35,000.00
		\$2,133,000.00	\$429,231.19	\$1,703,768.81

ACCOUNTS RECEIVABLE
1/31/2021

AGENCY FEES RECEIVABLE		\$413,075.00
ACCOUNTS RECEIVABLE GENERAL		\$8,250.00
QUASI-EQUITY LOAN RECEIVABLE		\$0.00
GRANTS RECEIVABLE		\$0.00
LONG TERM RECEIVABLE		\$222,024.00
TOTAL		\$643,349.00

Onondaga County Industrial Development Agency DRAFT



Project Summary DRAFT

2/8/2021

1. Project	OYA Camillus A LLC	2. Project Number	3101-20-16C
3. Location	Camillus	4. School District	West Genesee School District
5. Tax Parcel(s)	006--04-12.1	6. Project Type	New Construction Solar Project

0

7.Total Project Cost	\$	7,459,816	8. Total Jobs	0 *
Land	\$	-	8A: Job Retention	0
Site Work	\$	-	8B: Job Creation	0
Building	\$	3,679,188	(Next 5 Years)	
Furniture & Fixtures	\$	-	* Project related operation and management will be provided by local vendors under service contract with the project applicant.	
Equipment	\$	3,697,628		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	83,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

OYA Camillus A LLC

Fiscal Impact (\$)

Abatement Cost	\$	907,609
Sales Tax	\$	295,810
Mortgage Tax	\$	-
Property Tax Relief (PILOT)	\$	611,799
New Investment	\$	11,412,252
PILOT Payments	\$	880,833
Project Wages (10 years)	\$	-
Construction Wages	\$	2,829,450
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	7,459,816
New Sales Tax Generated	\$	147,905
Agency Fees	\$	94,248
Agency Legal Fees	\$	18,650

Project Description

Construct a 5MW Solar Community Distributed Generation project in the Town of Camillus.
This project will create an estimated 97.5 jobs.

Benefit:Cost Ratio

13 :1

Agency Fee

OYA Camillus A LLC

Total Project Cost	\$	7,459,816
Fees	Percentage of the Total Project Cost	Dollar Amount
Manufacturing and <\$10m	0.0075	0
Fee for All Agency Projects	0.01	\$ 74,598.16
PILOT Fee	0.0025	\$ 18,649.54
Bond Refinancing and Refunding Fee	0.0025	0
Agency Legal Fees	Percentage of the Total Project Cost	Dollar Amount
Legal Fee (\$0-\$20mil)	0.0025	\$ 18,649.54
Legal Fee (\$20mil+)	0.00125	0
Application Fee	\$	1,000.00
Total OCIDA Project Fee	\$	94,247.70
Total Legal Fees		\$ 18,649.54

OYA Camillus A LLC**DRAFT ONLY****2/8/2021**

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	7,737
Expected Revenue from the Parcel if no project occurred	\$	12,694
Projected Year 1 Revenue to be generated as a result of the project:		\$27,500
Total Project Cost	\$	7,459,816
OCIDA Estimate of Project Value	\$	924,407
Projected MW to be generated		5

Year	Onondaga County	Camillus	West Genesee School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	19%	66%	100%		
2019-2020	\$ 1,150	\$ 1,469	\$ 5,118	\$ 7,737		
1	\$ 4,086	\$ 5,223	\$ 18,191	\$ 27,500	\$ 41,475	\$ 13,975
2	\$ 4,168	\$ 5,327	\$ 18,555	\$ 28,050	\$ 42,305	\$ 14,255
3	\$ 4,251	\$ 5,434	\$ 18,926	\$ 28,611	\$ 43,151	\$ 14,540
4	\$ 4,336	\$ 5,542	\$ 19,305	\$ 29,183	\$ 44,014	\$ 14,831
5	\$ 4,423	\$ 5,653	\$ 19,691	\$ 29,767	\$ 44,894	\$ 15,127
6	\$ 4,511	\$ 5,766	\$ 20,085	\$ 30,362	\$ 45,792	\$ 15,430
7	\$ 4,602	\$ 5,882	\$ 20,486	\$ 30,969	\$ 46,708	\$ 15,738
8	\$ 4,694	\$ 5,999	\$ 20,896	\$ 31,589	\$ 47,642	\$ 16,053
9	\$ 4,788	\$ 6,119	\$ 21,314	\$ 32,221	\$ 48,595	\$ 16,374
10	\$ 4,883	\$ 6,242	\$ 21,740	\$ 32,865	\$ 49,567	\$ 16,702
11	\$ 4,981	\$ 6,366	\$ 22,175	\$ 33,522	\$ 50,558	\$ 17,036
12	\$ 5,081	\$ 6,494	\$ 22,619	\$ 34,193	\$ 51,569	\$ 17,376
13	\$ 5,182	\$ 6,624	\$ 23,071	\$ 34,877	\$ 52,601	\$ 17,724
14	\$ 5,286	\$ 6,756	\$ 23,532	\$ 35,574	\$ 53,653	\$ 18,078
15	\$ 5,392	\$ 6,891	\$ 24,003	\$ 36,286	\$ 54,726	\$ 18,440
16	\$ 5,499	\$ 7,029	\$ 24,483	\$ 37,011	\$ 55,813	\$ 18,802
17	\$ 5,609	\$ 7,170	\$ 24,973	\$ 37,752	\$ 56,917	\$ 19,167
18	\$ 5,722	\$ 7,313	\$ 25,472	\$ 38,507	\$ 58,037	\$ 19,533
19	\$ 5,836	\$ 7,459	\$ 25,982	\$ 39,277	\$ 59,171	\$ 19,901
20	\$ 5,953	\$ 7,608	\$ 26,501	\$ 40,062	\$ 60,320	\$ 20,270
21	\$ 6,072	\$ 7,761	\$ 27,031	\$ 40,864	\$ 61,483	\$ 20,641
22	\$ 6,193	\$ 7,916	\$ 27,572	\$ 41,681	\$ 62,659	\$ 21,014
23	\$ 6,317	\$ 8,074	\$ 28,123	\$ 42,514	\$ 63,848	\$ 21,389
24	\$ 6,443	\$ 8,236	\$ 28,686	\$ 43,365	\$ 65,048	\$ 21,766
25	\$ 6,572	\$ 8,400	\$ 29,259	\$ 44,232	\$ 66,259	\$ 22,145
	\$ -					
	\$ 130,879	\$ 167,283	\$ 582,671	\$ 880,833	\$ 1,492,632	\$ 611,799



ZONING		
ZONE PROVISION	RURAL RESIDENTIAL RR	RESIDENTIAL R1
SETBACK REQUIREMENTS:	TOWN OF CAMILLUS	TOWN OF CAMILLUS
MAX. LOT COVERAGE	20%	20%
MAX. PRIME FARMLAND DISTURBANCE	N/A	N/A
FRONT YARD	75.00 FT	50.00 FT
INTERIOR SIDE YARD	50.00 FT	30.00 FT
EXTERIOR SIDE YARD	50.00 FT	30.00 FT
REAR YARD	100.00 FT	50.00 FT
WETLAND BUFFER	N/A	N/A
BUILDING HEIGHT (MAXIMUM)	40.00 FT	40.00 FT
SYSTEM SUMMARY		
SYSTEM SIZE (DC)	6644.400 KW DC	
SYSTEM SIZE (AC)	5000 KW AC	
MODULE		
MANUFACTURER	TRINA SOLAR	
MODULE MODEL AND OUTPUT	DUOMAX (TSM-DEG15VC.20 (II) 490WP	
MODULE QTY.	13560	
STRING SIZE	30	
RACKING		
MANUFACTURER/MODEL	MAGNA AXSUS SINGLE AXIS TRACKER	
TILT	-60° TO +60°	
MODULE CONFIGURATION	PORTRAIT	
PITCH	21 FT	
PILES QTY.	2373	
SITE USAGE		
TOTAL ORIGINAL PARCEL AREA	279.68 ACRES	
PROPOSED SUBDIVISION AREA	220.18 ACRES	
FENCED IN AREA	30.45 ACRES	
FENCE PERIMETER	9084 FT	
MODULE COVERAGE % (FOOT PRINT) (OF THE NEW PARCEL)	3.57%	
MODULE COVERAGE AREA (FOOT PRINT)	7.88 ACRES	
VISUAL SCREENING	3720 FT	
TRANSFORMER TO PCC DISTANCE	1210 FT	
PCC TO POI DISTANCE	61 FT	
ACCESS ROAD WIDTH	20 FT	
ACCESS ROAD LENGTH	504 FT	
PARCEL FORESTED AREA (ORIGINAL PARCEL)	116.33 ACRES	
TREE CLEARING AREA	7.68 ACRES	
CURRENTLY FARMED AREA (ORIGINAL PARCEL)	123.60 ACRES	
PRIME FARMLAND AREA	N/A	
WETLAND AREA (DELINEATED) (ORIGINAL PARCEL)	3.34 ACRES	
DISTURBED WETLAND AREA (NOTE 10)	0.088 ACRES	
SLOPE DISTURBANCE AREA (NOTE 10)	1.005 ACRES	

REV	DATE	DESCRIPTION	BY
01	2020-06-01	PERMITTING SITE PLAN	KA
02	2020-07-27	LAYOUT REV PER ALATA/WETLANDS	KA
03	2020-08-20	TOWN COMMENTS AND NOTES	KA
04	2020-10-05	TOWN COMMENTS AND SUB-DIVISION	KA
05	2020-10-30	LAYOUT UPDATE PER IFC PACKAGE	KA
06	2021-01-15	PARCEL SUBDIVISION UPDATE	RA



**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: OYA Camillus A LLC

Applicant Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358

Fax: (416) 840-6666

Website: <https://oyasolar.com/>

E-mail: glenn.mackay@oyasolar.com

Federal ID#: 85-1390693

NAICS: _____

State and Year of Incorporation/Organization: 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: Glenn Mackay

Title: Project Manager

Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358 ext. 139

Fax: (416) 840-6666

E-mail: glenn.mackay@oyasolar.com

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel

Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.

Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358 ext. 122 Cell Phone: _____

E-mail: bernadette.corpuz@oyaventures.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
<u>OYA Solar CDG LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: Up to 100% available to subscribers within the County

Estimated % of sales outside Onondaga County but within New York State: Up to 100% available within State

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: 6327 Van Alstine Road

Legal Address (if different): _____

City: _____

Village/Town: Camillus

Zip Code: 13031

School District: West Genesee

Tax Map Parcel ID(s): 006.04-12.1

Current Assessed Value: \$553,500

Sq. Footage of Existing Building: 0

Census Tract: 121

- B) Type (Check all that apply):

☒ New construction

☒ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

- 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 <u>Distributed Energy Generation (Solar PV)</u> |

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			
Building Construction & Renovation	\$3,679,188 est.	TBD	
Furniture & Fixtures			
Equipment	\$3,697,628 est.	TBD	
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$83,000 est.	TBD	
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$7,459,816 est.	TBD	

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 \$ _____

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) \$ \$4,525,500 est.
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)

\$ _____

-Identify each state and federal grant/credit:

NYSERDA

\$ 850,000 est.

ITC

\$ 2,084,316 est.

\$ _____

6. Total Sources of Funds for Project Costs

\$ 7,459,816

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:	1
Estimate the number of construction jobs to be created by this Project:	97.5
Estimate the average length of construction jobs to be created (months):	8
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
Operations, Maintenance, Monitoring	\$50,000/yr	0	1	0	0	0	0
Job Creation Subtotal		0	1	0	0	0	0

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): 49% over 25 years
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): 8%
- ☐ 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):

\$ none

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

\$ none

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:

\$ \$3,697,628

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):

\$ 295,810.24

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 OYA Camillus A 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 08/18/2020 (date).

Company: OYA Camillus A LLC

Representative for Contract: Glenn Mackay

Address: 144 Front Street West, Suite 310 City: Toronto State: ON Zip: M5J 2L7

Phone: (416) 840-3358 Email: glenn.mackay@oyasolar.com

Project Address: 6327 Van Alstine Road City: Camillus State: NY Zip: 13031

General Contractor: _____

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

<u>Benefit Sought</u>	<u>Fee Charged</u>
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

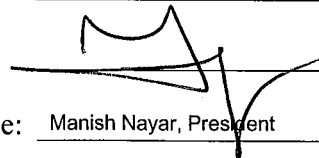
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company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

OYA Camillus A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

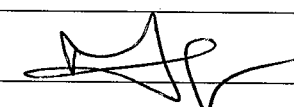
Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), OYA Camillus A 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.

OYA Camillus A 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.

OYA Camillus A 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: OYA Camillus A LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Manish Nayar, President

Date: 08/18/2020

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

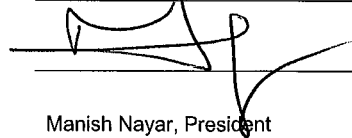
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

OYA Camillus A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section X: Representations, Certifications, and Indemnification

Manish Nayar (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of OYA Camillus A 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

OYA Camillus A LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

PROVINCE OF ONTARIO

)

FOREIGN COUNTRY OF CANADA

)ss.;

Manish Nayar

, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of OYA Camillus A LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 18th day of August, 2020.

(Notary Public)

Name: Bernadette Corpuz

Expiry: None

End of Application

Rev 1-9-20

Feasibility Statement – OYA Camillus A LLC

The proposed *OYA Camillus A LLC* project has completed various stages of development and due diligence and does remain financially feasible. However, without the approval of the requested PILOT agreement, at full taxation rate the project will not be viable. The project does not draw on and local services or utilities. The proposed project also helps to satisfy the goals set by the State of increasing the amount of energy sourced by clean, renewable, and community sources.

OYA Camillus A LLC

Section I – H

Not applicable.

Being a Photovoltaic (PV) Solar project, once built, only solar energy will be used as to operate.

OYA Camillus A LLC

Section I – J

No, OYA Camillus A LLC has not previously received any previous benefits or assistance from OCIDA, SIDA, New York State, or the Onondaga Civic Development Corporation. Stockholder OYA Solar NY LP has previously received incentives from the Megawatt Block Program from New York state for previous projects. A list of these projects can be submitted to you upon request.

OYA Camillus A LLC

Section II - C

The project is expected to increase the Company's revenue.

PROJECT NARRATIVE

OYA CAMILLUS A LLC COMMUNITY DISTRIBUTED GENERATION

6327 VAN ALSTIN ROAD, CAMILLUS, NY 13031



OYA SOLAR NY, L.P.



1. Summary

OYA Camillus A LLC is proposing to develop a 5 MW_{AC} solar CDG Project located at 6327 Van Alstine Road ("Proposed Project") in the Town of Camillus, New York. The Proposed Project will operate over a 30-year term, and is seeking a payment in-lieu of taxes (PILOT) agreement for a duration of 25 years. The project's equipment value will depreciate to a point such that it's assessed value will be sufficiently low so as to not require any tax exemption.

OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

The application for the interconnection has been submitted to the utility company, National Grid, and the results of the Coordinated Electric System Interconnection Review ("CESIR") as well as an Interconnection Agreement has been obtained.

Construction activities are expected to begin in the Spring of 2021 and are expected to take four to five months, including 20 days for commissioning.

Solar projects offer numerous benefits to the community. These multi-million-dollar projects create construction, operations, and maintenance jobs. At OYA, we work with local contractors for numerous components of the project.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of the environmental benefits. Moreover, solar systems have been found to be a good-neighbor land use due to their passive nature, no negative impacts on neighboring property values, and benefits to the environment and local economy. Lastly, a solar project will not change the underlying nature of the land.

There will be no cost to taxpayers for development of this project. On the contrary, the public will benefit from the proposed project as it will employ locals for construction, operations and the supply chain. There will be many indirect jobs that are created for supporting processes of the Solar Project which complement the entire life cycle of the proposed project, including, but not limited to; policy-making, sales and marketing, financial services, education, research and development, consulting, hotels, restaurants etc.

Statistics show that for every job created in the solar industry, 1.8 to 2.8 jobs are created in other segments of the economy.

The Proposed Project will not produce a burden on existing public infrastructure or services, since the passive nature of electric generation prevents the need for additional or increased services. The limited amount of vehicle traffic needed to access the site will prevent traffic hazards. A parking and laydown area may be designated on the proposed site during construction and decommissioning.



The Proposed Project is contributing to the New York State Public Service Commission's ("PSC") Clean Energy Standard ("CES") goal of 50% renewables by 2030. As well, the proposed project will be generating clean energy, which is fed into the local grid, thus benefiting the local community.

Parcel Owner Information:

Name:	High Path Stock Farms, Rudolph P. Karasek, Patricia E. Karasek, Thomas Karasek And Russel Karasek Living Trust
Parcel I.D:	006.04-12.1
Address:	6327 Van Alstine Road, Camillus, NY 13031

Project Developer

Name:	OYA Solar, NY, L.P.
Address:	144 Front St. W, Suite 310, Toronto, ON M5J 2L7
Contact Name:	Glenn Mackay, Project Manager

Municipality

Town:	Camillus
Address:	4600 W. Genesee Street, Syracuse, NY 13219

2. Payment in Lieu of Taxes ("PILOT") Information

School District: Opted Out

Town: requires PILOT

County: requires PILOT

3. Proposed Project Description

The Proposed Project is a 5 MW_{AC} (7.5 MW_{DC}) single axis solar generation facility located in the Town of Camillus (See “Figure 1: Proposed Project Location”).

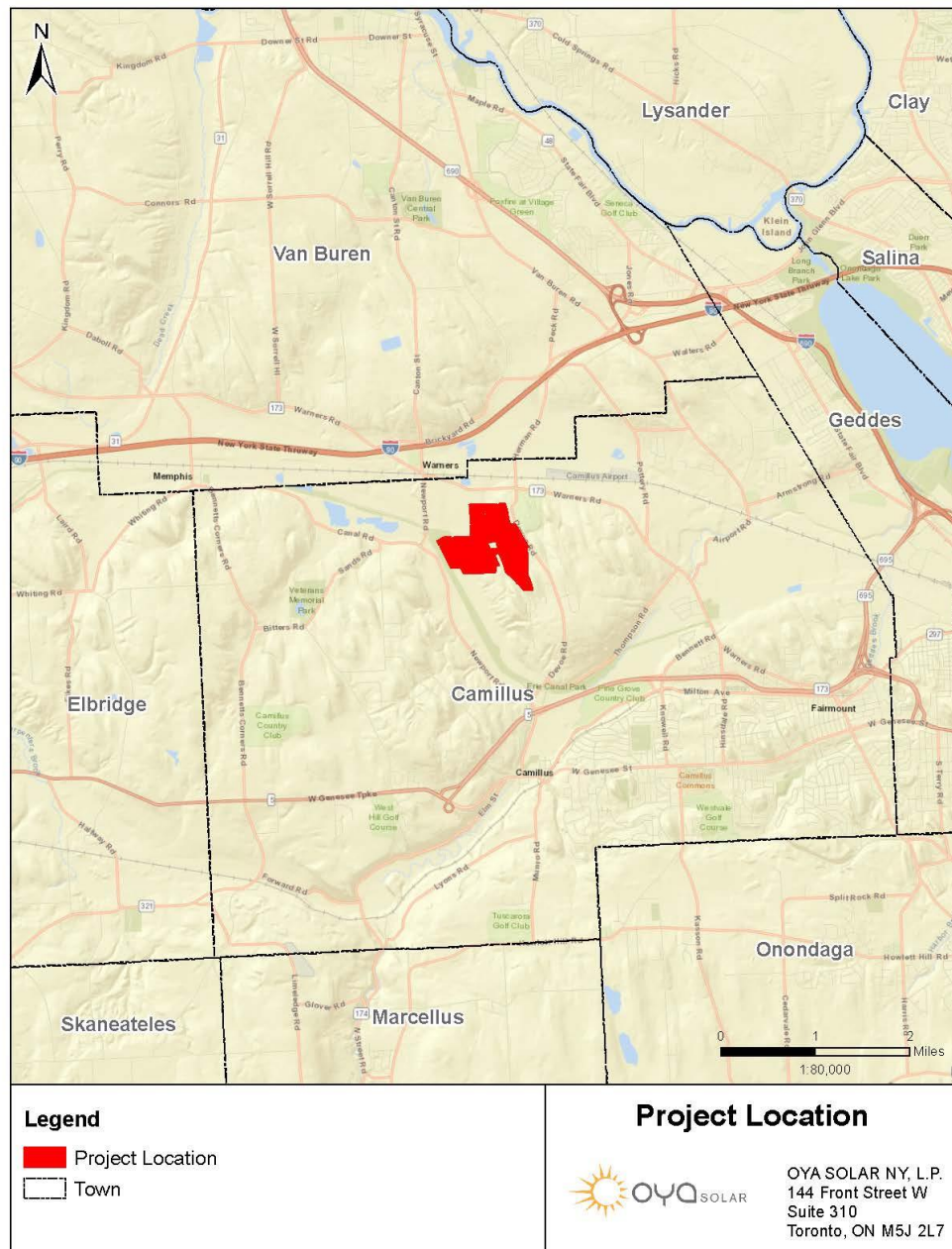


Figure 1: Proposed Project Location

The Proposed Project site is located at 6327 Van Alstine Road, Camillus, NY 13031, and the fenced area will occupy approximately 30.45 acres / 1,326,402 sqft of the current 279.68 acre single tax parcel (See “Figure 2: Proposed Project Site Location”). Please see site plans for detailed equipment layout. The site access will be via gravel roads off Van Alstine Road. The current use of the site in it’s unforested areas is for mixed agricultural purposes, including row crops, cows, and horses. During construction and operation of the solar project, these same agricultural activities will continue, using the remaining available areas.



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be a new photovoltaic ("PV") power generation system. The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 279.68 acres exist under site control, the solar PV modules, when combined, will cover only 7.88 acres / 343,253 sqft. A small area within the fenced area will be made up of small cement equipment pads to support the electrical inverters/transformers, with the majority of the remaining space being open, grassed areas which span between the many rows of panels.

Electricity generated from panels will be fed to the inverters which ultimately connect to the electric grid at the point of interconnection, as determined by the utility company.

The solar panel will be supported on foundation/posts that will either be driven or screw piles. The posts will be installed into the ground at a depth adequate to handle engineered loads and mitigate frost heave. Posts can be pulled from the ground at the end of the system's useful life with minimal ground disturbance. Racking, panel, and inverter manufacturers will be site-specific, depending on engineering, topography, and array layout. The utility company will provide final approval of interconnection equipment including transformers, meters, disconnects, utility poles, and wires, as required by the utility company interconnection tariff. All equipment is engineered to meet industry, state, and federal standards. See below "Figure 3" for illustrations of the various types of foundation/post mentioned above.

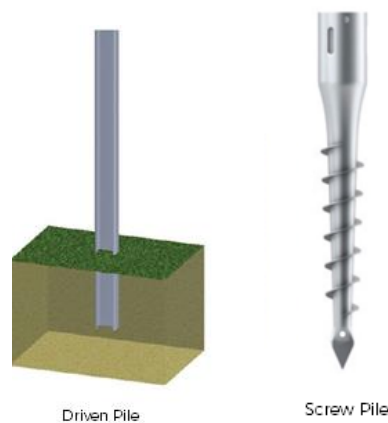


Figure 3: Illustration of Types of Foundation Posts

Transformers and related equipment will be placed on a concrete slab at grade level. The utility typically will require poles to be standard electric utility poles with overhead wires, unless otherwise authorized. Additional poles may be required depending on the method of interconnection. All non-utility equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project.

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		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		
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? ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No ☐ Yes ☐ No ☐ 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. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
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? If Yes,	□ Yes □ No
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? _____	
b. What police or other public protection forces serve the project site? _____	
c. Which fire protection and emergency medical services serve the project site? _____	
d. What parks serve the project site? _____ _____	

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)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

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

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ 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): _____	

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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
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? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	

• If to surface waters, identify receiving water bodies or wetlands: _____	

• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
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? _____	
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? _____	
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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • 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: _____ _____	
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 coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
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? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? 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: _____ _____	☐ Yes ☐ No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
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? 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 – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☐ No

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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Ontario gravelly loam</td> <td style="width: 30%; text-align: right;">36.8 %</td> </tr> <tr> <td>Honeyoye, Lansing, Ontario soils</td> <td style="text-align: right;">48.6 %</td> </tr> <tr> <td>Ontario and Madrid soils</td> <td style="text-align: right;">12.4 %</td> </tr> </table>		Ontario gravelly loam	36.8 %	Honeyoye, Lansing, Ontario soils	48.6 %	Ontario and Madrid soils	12.4 %						
Ontario gravelly loam	36.8 %												
Honeyoye, Lansing, Ontario soils	48.6 %												
Ontario and Madrid soils	12.4 %												
d. What is the average depth to the water table on the project site? Average: _____ >6 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">98.4 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">0.4 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">1.2 % of site</td> </tr> </table>		☒ Well Drained:	98.4 % of site	☒ Moderately Well Drained:	0.4 % of site	☒ Poorly Drained	1.2 % of site						
☒ Well Drained:	98.4 % of site												
☒ Moderately Well Drained:	0.4 % of site												
☒ Poorly Drained	1.2 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">1.6 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">98.4 % of site</td> </tr> </table>		☒ 0-10%:	1.6 % of site	☐ 10-15%:	_____ % of site	☒ 15% or greater:	98.4 % of site						
☒ 0-10%:	1.6 % of site												
☐ 10-15%:	_____ % of site												
☒ 15% or greater:	98.4 % 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>i</i> or <i>ii</i> , 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name <u>Federal intermittent streams</u></td> <td style="width: 50%;">Classification ^D _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>CAM-24, and unnamed federal wetlands</u></td> <td>Approximate Size <u>35.77 acres within parcel</u></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"><u>CAM-24</u></td> </tr> </table>		• Streams:	Name <u>Federal intermittent streams</u>	Classification ^D _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>CAM-24, and unnamed federal wetlands</u>	Approximate Size <u>35.77 acres within parcel</u>	• Wetland No. (if regulated by DEC)	<u>CAM-24</u>	
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• Wetland No. (if regulated by DEC)	<u>CAM-24</u>												
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: <u>Principal Aquifer, Primary Aquifer</u>													

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? _____ 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 five 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

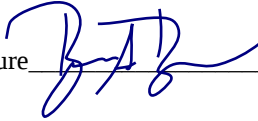
Attach any additional information which may be needed to clarify your project.

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 _____ Date _____

Signature  _____ Title _____



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]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ONON003
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Onondaga County Industrial Development Agency DRAFT



Project Summary DRAFT

2/8/2021

1. Project	OYA Camillus B LLC	2. Project Number	3101-20-17D
3. Location	Camillus	4. School District	West Genesee School District
5. Tax Parcel(s)	006--04-12.1	6. Project Type	New Construction Solar Project

0

7. Total Project Cost	\$	7,581,103	8. Total Jobs	0 *
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B. Job Creation	0
Building	\$	3,739,680	(Next 5 Years)	
Furniture & Fixtures	\$	-	* Project related operation and management will be provided by local vendors under service contract with the project applicant.	
Equipment	\$	3,758,423		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	83,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

OYA Camillus B LLC

Project Description

Fiscal Impact (\$)	
Abatement Cost	\$ 926,636
Sales Tax	\$ 300,673
Mortgage Tax	\$ -
Property Tax Relief (PILOT)	\$ 625,963
New Investment	\$ 11,481,937
PILOT Payments	\$ 825,283
Project Wages (10 years)	\$ -
Construction Wages	\$ 2,829,450
Employee Benefits (10 years)	\$ -
Project Capital Investment	\$ 7,581,103
New Sales Tax Generated	\$ 150,337
Agency Fees	\$ 95,764
Agency Legal Fees	\$ 18,953

Construct a 5 MW Solar Community Distributed Generation project in the Town of Camillus.
This project will create an estimated 97.5 construction jobs.

Benefit:Cost Ratio

12 :1

Agency Fee

OYA Camillus B LLC

Total Project Cost	\$	7,581,103	
Fees			
Percentage of the Total Project Cost		Dollar Amount	
Manufacturing and <\$10m	0.0075	0	
Fee for All Agency Projects	0.01	\$ 75,811.03	
PILOT Fee	0.0025	\$ 18,952.76	
Bond Refinancing and Refunding Fee	0.0025	0	
Agency Legal Fees		Dollar Amount	
Percentage of the Total Project Cost			
Legal Fee (\$0-\$20mil)	0.0025	\$ 18,952.76	
Legal Fee (\$20mil+)	0.00125	0	
Application Fee	\$	1,000.00	
Total OCIDA Project Fee	\$	95,763.79	
Total Legal Fees	\$	18,952.76	

OYA Camillus B LLC**DRAFT ONLY****2/8/2021**

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 7,737

Expected Revenue from the Parcel
if no project occurred \$ -

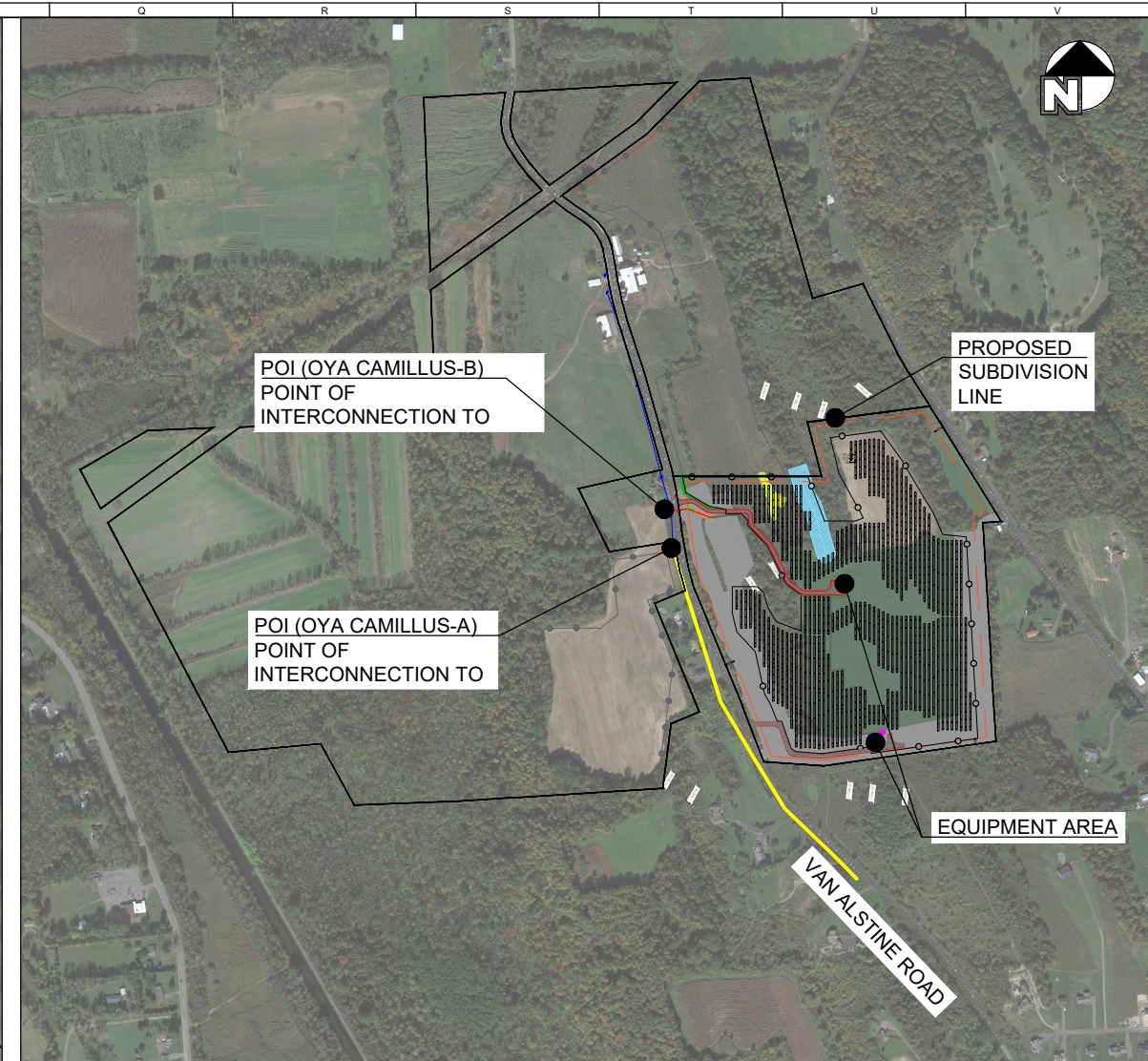
Projected Year 1 Revenue to be
generated as a result of the project: \$ 27,500

Total Project Cost \$ 7,581,103

OCIDA Estimate of Project Value \$ 939,606

Projected MW to be generated 5

Year	Onondaga County	Camillus	West Genesee School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	19%	66%	100.0%		
2019-2020	\$ 1,150	\$ 1,469	\$ 5,118	\$ 7,737		
1	\$ 4,086	\$ 5,223	\$ 18,191	\$ 27,500	\$ 41,833	\$ 14,333
2	\$ 4,168	\$ 5,327	\$ 18,555	\$ 28,050	\$ 42,670	\$ 14,620
3	\$ 4,251	\$ 5,434	\$ 18,926	\$ 28,611	\$ 43,523	\$ 14,912
4	\$ 4,336	\$ 5,542	\$ 19,305	\$ 29,183	\$ 44,394	\$ 15,210
5	\$ 4,423	\$ 5,653	\$ 19,691	\$ 29,767	\$ 45,282	\$ 15,515
6	\$ 4,511	\$ 5,766	\$ 20,085	\$ 30,362	\$ 46,187	\$ 15,825
7	\$ 4,602	\$ 5,882	\$ 20,486	\$ 30,969	\$ 47,111	\$ 16,141
8	\$ 4,694	\$ 5,999	\$ 20,896	\$ 31,589	\$ 48,053	\$ 16,464
9	\$ 4,788	\$ 6,119	\$ 21,314	\$ 32,221	\$ 49,014	\$ 16,794
10	\$ 4,883	\$ 6,242	\$ 21,740	\$ 32,865	\$ 49,994	\$ 17,129
11	\$ 4,981	\$ 6,366	\$ 22,175	\$ 33,522	\$ 50,994	\$ 17,472
12	\$ 5,081	\$ 6,494	\$ 22,619	\$ 34,193	\$ 52,014	\$ 17,821
13	\$ 5,182	\$ 6,624	\$ 23,071	\$ 34,877	\$ 53,055	\$ 18,178
14	\$ 5,286	\$ 6,756	\$ 23,532	\$ 35,574	\$ 54,116	\$ 18,541
15	\$ 5,392	\$ 6,891	\$ 24,003	\$ 36,286	\$ 55,198	\$ 18,912
16	\$ 5,499	\$ 7,029	\$ 24,483	\$ 37,011	\$ 56,301	\$ 19,291
17	\$ 5,609	\$ 7,170	\$ 24,973	\$ 37,752	\$ 57,427	\$ 19,677
18	\$ 5,722	\$ 7,313	\$ 25,472	\$ 38,507	\$ 58,575	\$ 20,073
19	\$ 5,836	\$ 7,459	\$ 25,982	\$ 39,277	\$ 59,746	\$ 20,479
20	\$ 5,953	\$ 7,608	\$ 26,501	\$ 40,062	\$ 60,938	\$ 20,895
21	\$ 6,072	\$ 7,761	\$ 27,031	\$ 40,864	\$ 62,151	\$ 21,321
22	\$ 6,193	\$ 7,916	\$ 27,572	\$ 41,681	\$ 63,385	\$ 21,757
23	\$ 6,317	\$ 8,074	\$ 28,123	\$ 42,514	\$ 64,640	\$ 22,203
24	\$ 6,443	\$ 8,236	\$ 28,686	\$ 43,365	\$ 65,916	\$ 22,659
25	\$ 6,572	\$ 8,400	\$ 29,259	\$ 44,232	\$ 67,213	\$ 23,125
	\$ 122,625	\$ 156,733	\$ 545,925	\$ 825,283	\$ 1,422,293	\$ 625,963

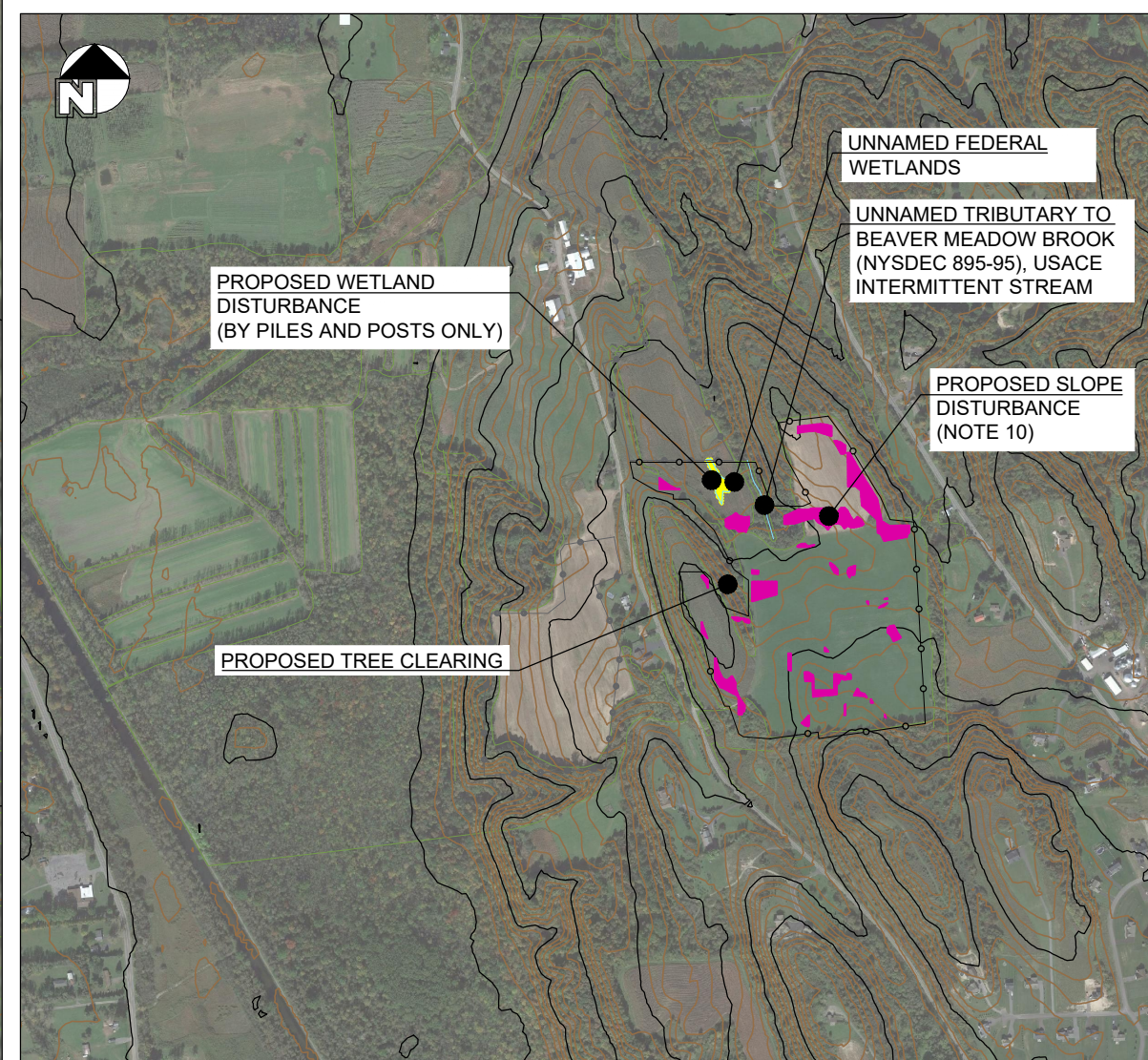


KEY PLAN

SCALE: 1"=1000'

NOTES:

- THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
- THE LAYOUT IS DEVELOPED USING ALTA SURVEY DONE BY IANUZI & ROMANS LAND SURVEYING, P.C. DATED 2020-07-15.
- RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV ARRAY LAYOUT.
- ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS.
- EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT.
- CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION.
- LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.
- POI (POINT OF INTERCONNECTION), / PCC (POINT OF COMMON COUPLING).
- TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438MM (8').
- PROPOSED SOLAR ARRAYS ARE INTENDED TO MINIMIZE GRADING BY REMOVING OR RELOCATING TABLES SITUATED ON LAND WITH GREATER THAN 10% SLOPE WHENEVER POSSIBLE. FINAL DESIGN IS SUBJECT TO RACKING MANUFACTURER AND SDR REVIEW AND ACCEPTANCE.
- TREE CLEARING IDENTIFIED IN WETLAND WILL NOT BE GRUBBED. TREE STUMPS TO REMAIN IN ALL WETLAND.
- POST RESTORATION AND MATERIAL DISPOSAL TO BE PERFORMED PER NYS DAM GUIDELINES.
- THE DESIGNATED ENVIRONMENTAL MONITOR SHALL BE ON SITE WHENEVER CONSTRUCTION OR RESTORATION WORK IS OCCURRING ON AGRICULTURAL LAND AND SHALL COORDINATE WITH THE NYS DEPT. OF AG & MARKETS, DIVISION OF LAND AND WATER RESOURCES, TO DEVELOP A SCHEDULE FOR INSPECTIONS AND ENSURE COMPLIANCE WITH THE DEPARTMENT'S GUIDELINES FOR AGRICULTURAL MITIGATION FOR SOLAR ENERGY PROJECTS.
- TOPSOIL STOCKPILES ON AGRICULTURAL AREAS LEFT IN PLACE PRIOR TO OCTOBER 31ST SHALL BE SEEDED WITH AROOSTOOK WINTER RYE OR EQUIVALENT AT AN APPLICATION RATE OF TREE BUSHELS (168 LBS.) PER ACRE AND MULCHED WITH STRAW MULCH AT A RATE OF TWO TO THREE BALES PER 1000 SQ.FT.
- TOPSOIL STOCKPILES LEFT IN PLACE BETWEEN OCTOBER 31ST AND MAY 31ST SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TO THREE BALES PER 1000 SQ.FT TO PREVENT SOIL LOSS.
- ANY TOPSOIL REMOVAL FROM PERMANENTLY CONVERTED AGRICULTURAL AREAS SHALL BE TEMPORARILY STOCKPILED AND EVENTUALLY SPREAD EVENLY IN ADJACENT AGRICULTURAL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE (LOD); HOWEVER NOT TO SIGNIFICANTLY ALTER HYDROLOGY OF THE AREA.
- PRIOR TO CONSTRUCTION, TOPSOIL SAMPLING TO BE PERFORMED PER THE NYS DAM GUIDELINES, CONSTRUCTION REQUIREMENTS SECTION.
- SITE RESTORATION AND MATERIAL DISPOSAL TO BE PERFORMED PER NYS DAM GUIDELINES.
- POST-CONSTRUCTION SECTION.
- DIG SAFETY NEW YORK MUST BE CONTACTED PRIOR CONSTRUCTION.
- CONSTRUCTION ACTIVITY TIMEFRAMES WILL ADHERE TO FEDERAL AND STATE AGENCY REQUIREMENTS AS THEY RELATE TO ENDANGERED SPECIES PROTECTION.
- FIRE APPARATUS ACCESS ROAD AND RADIUS IS PROPOSED IN ACCORDANCE WITH THE REQUIREMENTS OF INTERNATIONAL FIRE CODE 2015 EDITION, APPENDIX D. FINAL ROAD DESIGN TO BE FULLY COORDINATED WITH FIRE CODE OFFICIAL AT CONSTRUCTION.
- TREE CLEARING SEASONAL RESTRICTIONS. MUST OCCUR BETWEEN NOVEMBER 1 AND MARCH 31 ONLY.
- PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS MUST BE OBTAINED FOR ALL WORK TO BE PERFORMED WITHIN ANY MUNICIPAL OR COUNTY RIGHT-OF-WAY.
- ACTUAL VEGETATIVE SCREENING DESIGN AND LOCATION DEPENDENT UPON APPROVAL OF FINAL PLANTING AND LANDSCAPING PLAN BY OTHERS



PROPOSED DISTURBANCE

02 S-200

SCALE: 1"=1000'

	PARCEL BOUNDARY		ONE STRING OF 26 PANELS (TRACKER)
	SITE FENCE		UNNAMED TRIBUTARY TO BEAVER MEADOW BROOK (NYSDEC 895-95), USACE INTERMITTENT STREAM
	SETBACK BY TOWN		EXISTING ROAD
	POI - EXISTING/NEW UTILITY POLE		PROPOSED ACCESS ROAD
	NEW UTILITY POLE		EXISTING FORESTED AREA
	NEW DEVELOPER POLE		EXISTING TREES TO BE REMOVED
	EXISTING UTILITY POLE		EXISTING TREES TO BE REMOVED (STUMPS REMAIN)
	PROPOSED HV LINE (UNDER GROUND)		UNNAMED FEDERAL WETLANDS
	PROPOSED HV LINE (OVERHEAD)		WETLANDS BUFFER
	EXISTING UTILITY HV LINE		PROPOSED WETLANDS DISTURBANCE
	NEW 3-PHASE LINE BY UTILITY		PROPOSED VEGETATIVE SCREENING
	CONTOUR LINES		PROPOSED SLOPE DISTURBANCE
	X-DETAIL INDEX		ALL YEAR SHADING 10am - 2pm
	X-XX: DRAWING NUMBER		FEB - OCT. SHADING 10am - 2pm
	EQUIPMENT PADS		

ZONING

ZONE PROVISION	RURAL RESIDENTIAL RR	RESIDENTIAL R1
SETBACK REQUIREMENTS:	TOWN OF CAMILLUS	TOWN OF CAMILLUS
MAX. LOT COVERAGE	20%	20%
MAX. PRIME FARMLAND DISTURBANCE	N/A	N/A
FRONT YARD	75.00 FT	50.00 FT
INTERIOR SIDE YARD	50.00 FT	30.00 FT
EXTERIOR SIDE YARD	50.00 FT	30.00 FT
REAR YARD	100.00 FT	50.00 FT
WETLAND BUFFER	N/A	N/A
BUILDING HEIGHT (MAXIMUM)	40.00 FT	40.00 FT

SYSTEM SUMMARY

SYSTEM SIZE (DC)	6409.200 KW DC
SYSTEM SIZE (AC)	5000 KW AC
MODULE	
MANUFACTURER	TRINA
MODULE MODEL AND OUTPUT	DUOMAX (TSM-DEG15VC.20 (II) 490WP
MODULE QTY.	13,080
STRING SIZE	30

RACKING

MANUFACTURER/MODEL	MAGNA AXSUS SINGLE AXIS TRACKER
TILT	-60° TO +60°
MODULE CONFIGURATION	PORTRAIT
PITCH	25 FT
PILES QTY.	2260

SITE USAGE

TOTAL PARCEL AREA	279.68 ACRES
PROPOSED SUBDIVISION AREA	59.50 ACRES
FENCED IN AREA	39.07 ACRES
FENCE PERIMETER	7545 FT
MODULE COVERAGE % (FOOT PRINT) (OF THE NEW PARCEL)	12.78 %
MODULE COVERAGE AREA (FOOT PRINT)	7.60 ACRES
VISUAL SCREENING	430 FT
TRANSFORMER TO PCC DISTANCE	2402 FT
PCC TO POI DISTANCE	120 FT
ACCESS ROAD WIDTH	20 FT
ACCESS ROAD LENGTH	2297 FT
PARCEL FORESTED AREA (ORIGINAL PARCEL)	116.33 ACRES
TREE CLEARING AREA	6.82 ACRES
CURRENTLY FARMED AREA (ORIGINAL PARCEL)	123.60 ACRES
PRIME FARMLAND AREA	N/A
WETLAND AREA (DELINEATED)	0.25 ACRES
DISTURBED WETLAND AREA (NOTE 10)	0.001 ACRES
SLOPE DISTURBANCE AREA (NOTE 10)	6.247 ACRES

DEVELOPER:



OYA CAMILLUS B LLC.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF OYA SOLAR INC. AND ITS SUBSIDIARIES. NO REPRODUCTION OF THIS DRAWING IS PERMITTED WITHOUT THE EXPRESSED CONSENT OF OYA SOLAR INC. THE CONTRACTOR/INSTALLER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO OYA SOLAR INC. AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK. OYA SOLAR INC. WILL NOT BE HELD RESPONSIBLE FOR ANY MODIFICATIONS OR ALTERATIONS MADE TO THE APPROVED DESIGN AND/OR SPECIFICATIONS. ANY AND ALL PROPOSED CHANGES TO THE DESIGN AND DRAWING MUST BE REVIEWED AND APPROVED IN WRITING BY OYA SOLAR INC. AND STAMPING ENGINEER.

OYA PROJECT MANAGER:

GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

PATRICIA KARASEK

PARCEL ID:

006.04-12.1

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-06-02	PERMITTING SITE PLAN	KA
02	2020-07-27	LAYOUT REV PER ALATA/WETLANDS	KA
03	2020-08-20	TOWN COMMENTS AND NOTES	KA
04	2020-10-05	TOWN COMMENTS AND SUB-DIVISION	KA
05	2020-10-13	ACCESS RD - POLE CLUSTER UPDATE	KA
06	2020-10-30	LAYOUT UPDATE PER IFC PACKAGE	KA
07	2020-11-10	TREE CLEARING UPDATE	RA
08	2021-01-15	PARCEL SUB-DIVISION UPDATE	RA

PROJECT NAME AND ADDRESS:

OYA CAMILLUS B LLC

6198 VAN ALSTINE RD. CAMILLUS,
NY 13031

GPS: 43.072330, -76.308637

DRAWING TITLE:

PERMITTING
SITE PLAN

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2018-004-69B

UNITS:

IMPERIAL

DRAWING NUMBER:

S-200

SCALE:

1"=125'



**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: OYA Camillus B LLC

Applicant Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358 Fax: (416) 840-6666

Website: <https://oyasolar.com/> E-mail: glenn.mackay@oyasolar.com

Federal ID#: 85-1405089 NAICS: _____

State and Year of Incorporation/Organization: 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: Glenn Mackay

Title: Project Manager

Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358 ext. 139 Fax: (416) 840-6666

E-mail: glenn.mackay@oyasolar.com

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

Name: _____
Title: _____
Address: _____
Phone: _____ Cell Phone: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel
Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.
Address: 144 Front Street West, Suite 310, Toronto ON
Phone: (416) 840-3358 ext. 122 Cell Phone: _____
E-mail: bernadette.corpuz@oyaventures.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
<u>OYA Solar CDG LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: Up to 100% available to subscribers within the County

Estimated % of sales outside Onondaga County but within New York State: Up to 100% available within State

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: 6198 Van Alstine Road

Legal Address (if different): _____

City: _____

Village/Town: Camillus

Zip Code: 13031

School District: West Genesee

Tax Map Parcel ID(s): 006.04-12.1

Current Assessed Value: \$553,500

Sq. Footage of Existing Building: 0

Census Tract: 121

- B) Type (Check all that apply):

☒ New construction

☒ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

- 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 <u>Distributed Energy Generation (Solar PV)</u> |

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			
Building Construction & Renovation	\$3,739,680 est.	TBD	
Furniture & Fixtures			
Equipment	\$3,758,423 est.	TBD	
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$83,000 est.	TBD	
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$7,581,103 est.		

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

B) TOTAL Capital Costs \$ _____

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) \$ \$4,650,824 est.
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) \$ _____

-Identify each state and federal grant/credit:

NYSERDA	\$ 850,000 est.
ITC	\$ 2,080,279 est.
_____	\$ _____

6. Total Sources of Funds for Project Costs \$ 7,581,103

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:	1
Estimate the number of construction jobs to be created by this Project:	97.5
Estimate the average length of construction jobs to be created (months):	8
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
Operations, Maintenance, Monitoring	\$50,000/yr		1	0	0	0	0
Job Creation Subtotal		0	1	0	0	0	0

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): 49% over 25 years
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): 8%
- ☐ 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): \$ none

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ none

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:

\$ 3,758,423

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):

\$ 300,673.84

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 OYA Camillus B 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 08/18/2020 (date).

Company: OYA Camillus B LLC

Representative for Contract: Glenn Mackay

Address: 144 Front Street West, Suite 310 City: Toronto State: ON Zip: M5J 2L7

Phone: (416) 840-3358 Email: glenn.mackay@oyasolar.com

Project Address: 6190 Van Alstine Road City: Camillus State: NY Zip: 13031

General Contractor: _____

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

<u>Benefit Sought</u>	<u>Fee Charged</u>
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

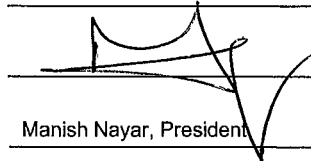
1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees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

OYA Camillus B LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

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

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), OYA Camillus B 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.

OYA Camillus B 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.

OYA Camillus B 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: OYA Camillus B LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Manish Nayar, President

Date: 08/18/2020

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

450 South Salina Street, Syracuse, NY 13202 315-479-3362

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

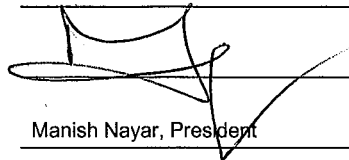
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company

OYA Camillus B LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section X: Representations, Certifications, and Indemnification

Manish Nayar (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of OYA Camillus B 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

OYA Camillus B LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

PROVINCE OF ONTARIO

)

FOREIGN COUNTRY OF CANADA

)ss.;

Manish Nayar

, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of OYA Camillus B LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 18th day of August, 2020.

(Notary Public)

Name: Bernadette Corpuz
Date of Expiry: None

End of Application

Rev 1-9-20

Feasibility Statement – OYA Camillus B LLC

The proposed *OYA Camillus B LLC* project has completed various stages of development and due diligence and does remain financially feasible. However, without the approval of the requested PILOT agreement, at full taxation rate the project will not be viable. The project does not draw on and local services or utilities. The proposed project also helps to satisfy the goals set by the State of increasing the amount of energy sourced by clean, renewable, and community sources.

OYA Camillus B LLC

Section I – H

Not applicable.

Being a Photovoltaic (PV) Solar project, once built, only solar energy will be used as to operate.

OYA Camillus B LLC

Section I – J

No, OYA Camillus B LLC has not previously received any previous benefits or assistance from OCIDA, SIDA, New York State, or the Onondaga Civic Development Corporation. Stockholder OYA Solar NY LP has previously received incentives from the Megawatt Block Program from New York state for previous projects. A list of these projects can be submitted to you upon request.

OYA Camillus B LLC

Section II - C

The project is expected to increase the Company's revenue.

PROJECT NARRATIVE

OYA CAMILLUS B LLC COMMUNITY DISTRIBUTED GENERATION

6198 VAN ALSTIN ROAD, CAMILLUS, NY 13031



OYA SOLAR NY, L.P.



1. Summary

OYA Camillus B LLC is proposing to develop a 5 MW_{AC} solar CDG Project located at 6198 Van Alstine Road ("Proposed Project"), a newly created address in the Town of Camillus, New York. The Proposed Project will operate over a 30-year term, and is seeking a payment in-lieu of taxes (PILOT) agreement for a duration of 25 years. The project's equipment value will depreciate to a point such that it's assessed value will be sufficiently low so as to not require any tax exemption.

OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

The application for the interconnection has been submitted to the utility company, National Grid, and the results of the Coordinated Electric System Interconnection Review ("CESIR") as well as an Interconnection Agreement has been obtained.

Construction activities are expected to begin in the Spring of 2021 and are expected to take four to five months, including 20 days for commissioning.

Solar projects offer numerous benefits to the community. These multi-million-dollar projects create construction, operations, and maintenance jobs. At OYA, we work with local contractors for numerous components of the project.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of the environmental benefits. Moreover, solar systems have been found to be a good-neighbor land use due to their passive nature, no negative impacts on neighboring property values, and benefits to the environment and local economy. Lastly, a solar project will not change the underlying nature of the land.

There will be no cost to taxpayers for development of this project. On the contrary, the public will benefit from the proposed project as it will employ locals for construction, operations and the supply chain. There will be many indirect jobs that are created for supporting processes of the Solar Project which complement the entire life cycle of the proposed project, including, but not limited to; policy-making, sales and marketing, financial services, education, research and development, consulting, hotels, restaurants etc.

Statistics show that for every job created in the solar industry, 1.8 to 2.8 jobs are created in other segments of the economy.

The Proposed Project will not produce a burden on existing public infrastructure or services, since the passive nature of electric generation prevents the need for additional or increased services. The limited amount of vehicle traffic needed to access the site will prevent traffic hazards. A parking and laydown area may be designated on the proposed site during construction and decommissioning.



The Proposed Project is contributing to the New York State Public Service Commission's ("PSC") Clean Energy Standard ("CES") goal of 50% renewables by 2030. As well, the proposed project will be generating clean energy, which is fed into the local grid, thus benefiting the local community.

Parcel Owner Information:

Name:	High Path Stock Farms, Rudolph P. Karasek, Patricia E. Karasek, Thomas Karasek And Russel Karasek Living Trust
Parcel I.D:	006.04-12.1
Address:	6327 Van Alstine Road, Camillus, NY 13031

Project Developer

Name:	OYA Solar, NY, L.P.
Address:	144 Front St. W, Suite 310, Toronto, ON M5J 2L7
Contact Name:	Glenn Mackay, Project Manager

Municipality

Town:	Camillus
Address:	4600 W. Genesee Street, Syracuse, NY 13219

2. Payment in Lieu of Taxes ("PILOT") Information

School District: Opted Out

Town: requires PILOT

County: requires PILOT

3. Proposed Project Description

The Proposed Project is a 5 MW_{AC} (7.5 MW_{DC}) single axis solar generation facility located in the Town of Camillus (See “Figure 1: Proposed Project Location”).

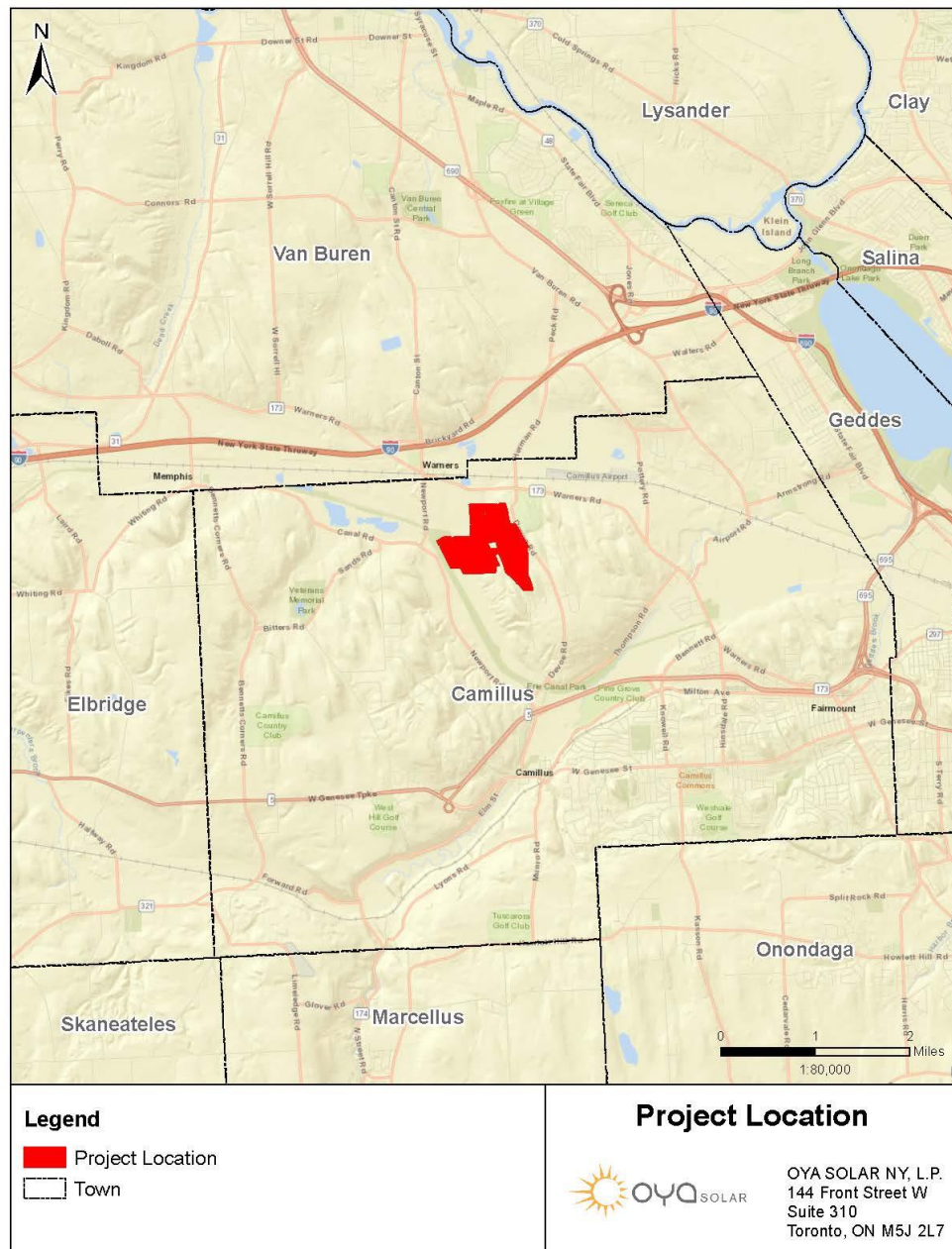


Figure 1: Proposed Project Location

The Proposed Project site is located at a newly obtained address of 6198 Van Alstine Road, Camillus, NY 13031, and the fenced area will occupy approximately 39.07 acres / 1,701,889 sqft of the current 279.68 acre single tax parcel (See “Figure 2: Proposed Project Site Location”). Please see site plans for detailed equipment layout. The site access will be via gravel roads off Van Alstine Road. The current use of the site in it’s unforested areas is for mixed agricultural purposes, including row crops, cows, and horses. During construction and operation of the solar project, these same agricultural activities will continue, using the remaining available areas

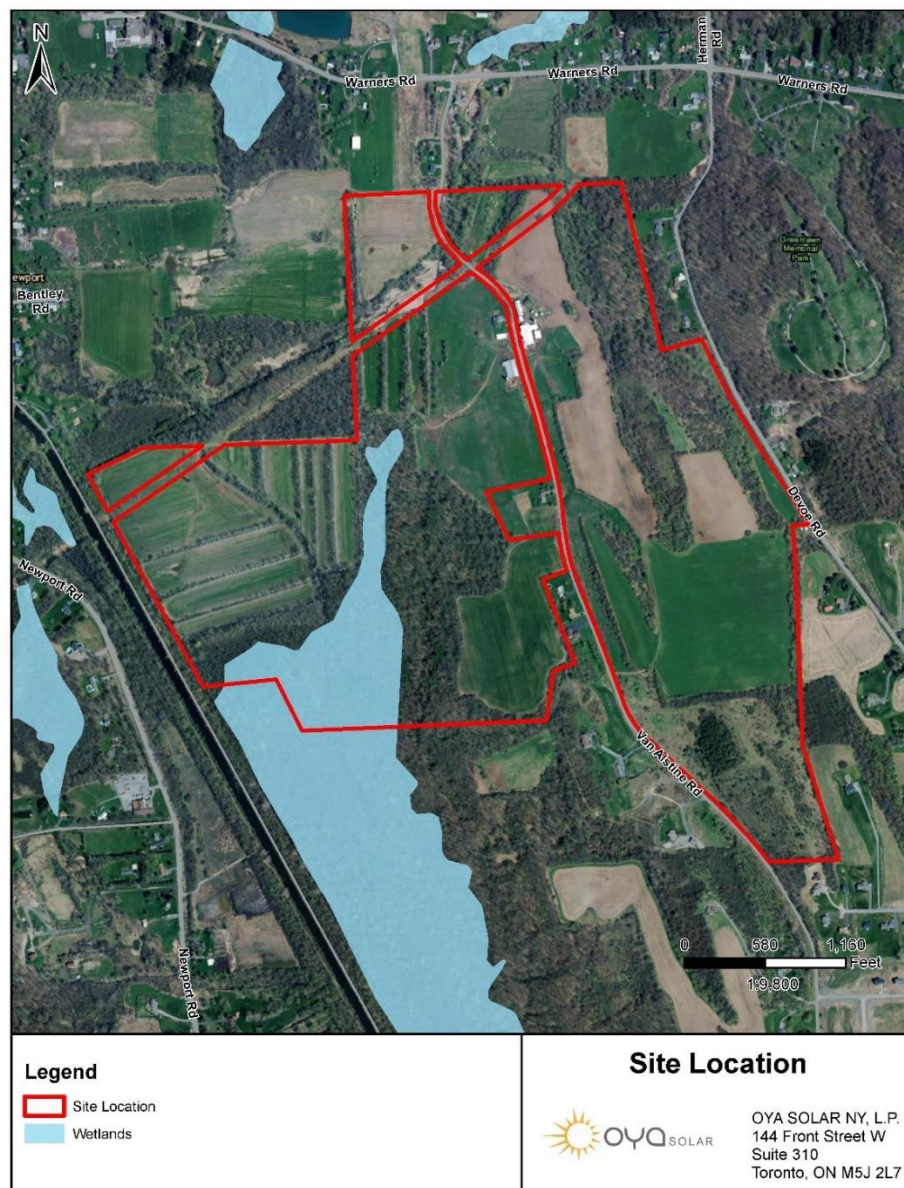


Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be a new photovoltaic ("PV") power generation system. The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 279.68 acres exist under site control, the solar PV modules, when combined, will cover only 7.60 acres / 331,056 sqft. A small area within the fenced area will be made up of small cement equipment pads to support the electrical inverters/transformers, with the majority of the remaining space being open, grassed areas which span between the many rows of panels.

Electricity generated from panels will be fed to the inverters which ultimately connect to the electric grid at the point of interconnection, as determined by the utility company.

The solar panel will be supported on foundation/posts that will either be driven or screw piles. The posts will be installed into the ground at a depth adequate to handle engineered loads and mitigate frost heave. Posts can be pulled from the ground at the end of the system's useful life with minimal ground disturbance. Racking, panel, and inverter manufacturers will be site-specific, depending on engineering, topography, and array layout. The utility company will provide final approval of interconnection equipment including transformers, meters, disconnects, utility poles, and wires, as required by the utility company interconnection tariff. All equipment is engineered to meet industry, state, and federal standards. See below **"Error! Not a valid bookmark self-reference."** for illustrations of the various types of foundation/post mentioned above.

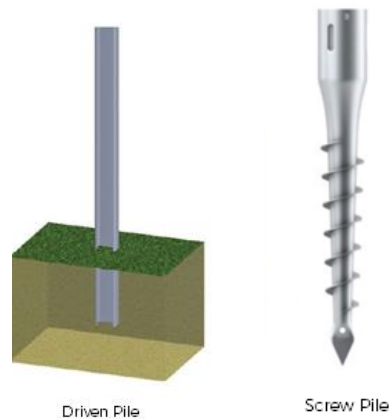


Figure 3: Illustration of Types of Foundation Posts

Transformers and related equipment will be placed on a concrete slab at grade level. The utility typically will require poles to be standard electric utility poles with overhead wires, unless otherwise authorized. Additional poles may be required depending on the method of interconnection. All non-utility equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project.

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		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		
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. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
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? If Yes,	□ Yes □ No
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? _____	
b. What police or other public protection forces serve the project site? _____	
c. Which fire protection and emergency medical services serve the project site? _____	
d. What parks serve the project site? _____ _____	

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)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

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

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ 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): _____	

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 _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☐ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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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: _____ _____			
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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
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? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? 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: _____ _____	☐ Yes ☐ No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
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? 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 – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☐ No

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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Ontario gravelly loam</td> <td style="text-align: right; border-bottom: 1px solid black;">61.5 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Ontario and Madrid soils</td> <td style="text-align: right; border-bottom: 1px solid black;">26.4 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Honeyoye, Lansing, and Ontario</td> <td style="text-align: right; border-bottom: 1px solid black;">9.3 %</td> </tr> </table>		Ontario gravelly loam	61.5 %	Ontario and Madrid soils	26.4 %	Honeyoye, Lansing, and Ontario	9.3 %																													
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d. What is the average depth to the water table on the project site? Average: _____ >6 feet																																				
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site																													
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☐ 0-10%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">100 % of site</td> </tr> </table>		☐ 0-10%:	_____ % of site	☐ 10-15%:	_____ % of site	☒ 15% or greater:	100 % of site																													
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g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																																				
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i.</td> </tr> <tr> <td>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="text-align: right;">☒ Yes ☐ No</td> </tr> <tr> <td colspan="2">iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</td> </tr> <tr> <td colspan="2"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>• Streams:</td> <td>Name <u>Federal intermittent streams</u></td> <td>Classification ^D _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>CAM-24, and unnamed federal wetlands</u></td> <td>Approximate Size <u>35.77 acres within parcel</u></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"><u>CAM-24</u></td> </tr> </table> </td> </tr> <tr> <td colspan="2"> 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: _____ </td> </tr> <tr> <td colspan="2"> i. Is the project site in a designated Floodway? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No </td> </tr> <tr> <td colspan="2"> l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: <u>Principal Aquifer, Primary Aquifer</u></td> </tr> </table> </td> </tr> </table>		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>i</i> or <i>ii</i> , 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:		<table style="width: 100%; border-collapse: collapse;"> <tr> <td>• Streams:</td> <td>Name <u>Federal intermittent streams</u></td> <td>Classification ^D _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>CAM-24, and unnamed federal wetlands</u></td> <td>Approximate Size <u>35.77 acres within parcel</u></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"><u>CAM-24</u></td> </tr> </table>		• Streams:	Name <u>Federal intermittent streams</u>	Classification ^D _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>CAM-24, and unnamed federal wetlands</u>	Approximate Size <u>35.77 acres within parcel</u>	• Wetland No. (if regulated by DEC)	<u>CAM-24</u>		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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: <u>Principal Aquifer, Primary Aquifer</u></td> </tr> </table>		i. Name of aquifer: <u>Principal Aquifer, Primary Aquifer</u>
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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? _____ 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 five 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 _____ Date _____

Signature  _____ Title _____



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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ONON003
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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

ASSIGNMENT OF PRELIMINARY STREET ADDRESS

Date: September 22, 2020
Municipality: Town of Camillus
Tax Parcel ID: 006.-04-12.1
Property Owners: Rudolph P. Karasek and High Path Stock Farms
Property Address: 6198 Van Alstine Road, Camillus, NY 13031

To whom it may concern:

This letter confirms that a preliminary 911 address of **6198 Van Alstine Road** has been assigned to a proposed solar farm on the property referenced above. This address is based on the plans provided to the department, depicting the road access on Van Alstine Road, just south of the driveway to 6201 Van Alstine Road. Please note that this address is preliminary and may change if the driveway access location changes.

Please note that it is important to post your street address where it is clearly visible from the street. Emergency service providers cannot easily identify a location without a clearly posted number. In addition, the address 6198 Van Alstine Road should be used when calling or corresponding with Onondaga County's 911 system from the new house.

If you have any questions please call the Syracuse-Onondaga County Planning Agency at 315-435-2611 weekdays between 8:30 A.M. and 4:30 P.M.

Rachel Woods
GIS Division

Cc: Town of Camillus

315-435-2611 • www.ongov.net/planning • @_SOCPA
John H. Mulroy Civic Center, 421 Montgomery St., 11th Floor, Syracuse, NY 13202



**COUNTY OF ONONDAGA
OFFICE OF ECONOMIC DEVELOPMENT**

J. RYAN MCMAHON, II
COUNTY EXECUTIVE

333 W. WASHINGTON STREET, SUITE 130
SYRACUSE, NEW YORK 13202
P. 315.435.3770 F.315.435.3669

ROBERT M. PETROVICH
DIRECTOR

VIA CERTIFIED MAIL

RETURN RECEIPT REQUESTED

January 29, 2021

Hon. J. Ryan McMahon, II, County Executive

John H. Mulroy Civic Center

421 Montgomery Street, 14th Floor

Syracuse, New York 13202

Hon. Ben Walsh, Mayor

City of Syracuse

203 City Hall

233 East Washington Street,

Syracuse, New York 13202

Re: Onondaga County Industrial Development Agency

Milton Real Properties of Massachusetts, LLC & Southworth-Milton, Inc., d/b/a Milton Cat Project

Gentlemen:

The Onondaga County Industrial Development Agency (the "Agency") provides this notice pursuant to Section 859-a(5)(d) of the General Municipal Law of the State of New York (the "GML").

The Agency is considering undertaking a project (the "Project") on behalf of Southworth-Milton, Inc. (the "Operating Company") and Milton Real Properties of Massachusetts, LLC (the "Real Estate Holding Company"), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, consisting of the following: (A)(1) the acquisition of a leasehold interest in approximately 19.74



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ROBERT M. PETROVICH
DIRECTOR

acres of land located at 7285 and 7309 Eastman Road (tax map nos. 055.-03-01 and 055.-03-02) in the Town of Cicero, Onondaga County, New York (the "Land"), the construction of an approximately 75,000-85,000 square foot building (the "Facility") and the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property not part of the Equipment (as such term is defined herein) (collectively, the "Facility Equipment") (the Land, the Facility and the Facility Equipment being collectively referred to as the "Company Project Facility") which Company Project Facility is to be initially leased to, and subleased by, the Agency to the Operating Company, and (2) the acquisition and installation of certain equipment and personal property (the "Equipment", and together with the Company Project Facility, the "Project Facility"), all of the foregoing Project Facility to constitute a facility providing heavy equipment and power systems for the construction and business communities and a corporate headquarters; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes and mortgage recording taxes (subject to certain statutory limitations) (the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency.

The Real Estate Company and/or the Operating Company currently own a facility located at 294 Ainsley Drive and 336 Ainsley Drive in the City of Syracuse, County of Onondaga (the "Current Facility"). The Real Estate Company and the Operating Company have informed the Agency that they will "abandon" (as such term is used in Section 859-a(5)(d) of the GML) the Current Facility upon completion of the Project.

Very truly yours,

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



**COUNTY OF ONONDAGA
OFFICE OF ECONOMIC DEVELOPMENT**

J. RYAN MCMAHON, II
COUNTY EXECUTIVE

333 W. WASHINGTON STREET, SUITE 130
SYRACUSE, NEW YORK 13202
P. 315.435.3770 F.315.435.3669

ROBERT M. PETROVICH
DIRECTOR

By: /s/ ROBERT M. PETROVICH

Robert M. Petrovich,

Executive Director

**CERTIFICATE
OF
SOUTHWORTH-MILTON, INC.**

January 22, 2021

THIS CERTIFICATE (this "Certificate") is made and delivered by Southworth-Milton, Inc. (the "Applicant") to Onondaga County Industrial Development Agency (the "Agency") in connection with that certain Application for Benefits dated as of December 1, 2020 (the "Application"). Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Application.

The Applicant hereby certifies to the Agency as follows:

The Applicant authorizes the Agency to accept the updated page 6 (changes to Section II.G) for the Application relating to the future of its existing facilities in Syracuse, New York annexed hereto as Exhibit A.

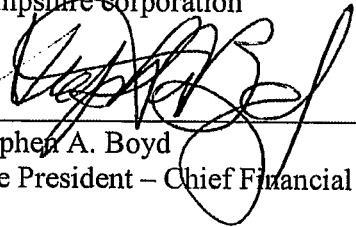
As stated on behalf of the Applicant at the Agency meeting on January 12, 2021, the Applicant currently operates its specialty sales and service of heavy construction equipment business at its facility in 294 Ainsley Drive and 336 Ainsley Drive in the City of Syracuse. Upon completion of the Project, the Applicant will re-locate the business to the Site. An affiliate of the Applicant, Milton Rents, will renovate the existing facility and begin operating its construction equipment rental and sales business at 336 Ainsley Drive. Upon completion of the renovations to the facility, the Applicant will likely list 294 Ainsley Drive for sale.

At the direction of the Agency, representatives of the Applicant had discussions with Jennifer Tifft at the Syracuse Economic Development Corporation on or about September 17, 2020. The City of Syracuse is aware of the change in use at Ainsley Drive and is supportive of the continued use of the facility by the Applicant's affiliated business.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, in his capacity as an authorized officer of the Buyer, has duly executed and delivered this Certificate as of the date first written above.

SOUTHWORTH-MILTON, INC.
a New Hampshire corporation

By: 

Name: Stephen A. Boyd

Title: Vice President – Chief Financial Officer

EXHIBIT A

E) Select Project Type for all end users at Project site (you may check more than one):

**Please check any and all end users as identified below

- | | |
|---|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail |
| ☐ Housing | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Tenant | ☐ Civic Facility (not for profit) |
| ☐ Commercial | ☒ Other <u>Specialty Sales and Service of Heavy Construction Equipment</u> |

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.