



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202

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Regular Meeting Agenda

January 19, 2023

8:30 AM Call to Order the Governance Meeting of the Agency

8:35 AM Call to Order the Organizational Meeting of the Agency

8:40 AM Call to Order the Regular Meeting of the Agency

1. Approval of Minutes: December 20, 2022
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. **Syracuse Haulers Waste Removal, Inc. (3101-22-05A) Second Meeting**
Syracuse Haulers Waste Removal, Inc. is proposing new construction of an approximately 24,624 square foot transfer station in the Town of Dewitt. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

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

Representative: Sarah Stephens, Consultant, SS Funding Sources

2. **Empire Polymer Solutions, LLC (3101-20-19A) Modification Meeting**
Empire Polymer Solutions, LLC and Empire Polymer Holdings LLC are requesting an increase to their sales and use exemption amount from \$570,817.00 to \$662,817 and an extension of the end date of their sales and use tax exemption.

Agency Action Requested:

- a. A resolution of the Board authorizing an extension to and an increase of the Sales and Use Tax Exemption for Empire Polymer Solutions, LLC and Empire Polymer Holdings LLC.

Representative: Frank Murphy, President and Owner, Empire Polymer Solutions

3. **Syracuse Label (3101-15-04A) Modification Meeting**
Onondaga County Industrial Development Agency \$6,600,000 original principal amount Multi- Modal Revenue Bonds (Syracuse Label Co., Inc. Project) Series 2105 (Reissued)

Agency Action Requested:

- a. A resolution of the Board (1) approving certain Bond modifications and (2) selecting Hancock Estabrook, LLC as bond counsel for the Bond modifications.

Representative: Robert Petrovich, Executive Director, OCIDA

4. **Project Termination of RPNY Solar 5, LLC (3101-21-13A)**
RPNY Solar 5, LLC has withdrawn its applications for financial assistance.

Agency Action Requested:

- a. A resolution of the Board acknowledging the withdrawal of the application submitted by RPNY Solar 5, LLC and revoking any and all financial assistance granted to RPNY Solar 5, LLC in connection with the project associated with the project number listed above.

Representative: Robert Petrovich, Executive Director, OCIDA

5. **Public Relations/Marketing Services - Contract Authorization**

Agency Action Requested:

- a. A resolution of the Board authorizing a contract with Eric Mower and Associates in an amount not to exceed \$7500 for public relations/marketing services in connection with the development of White Pine Commerce Park.

Representative: Robert Petrovich, Executive Director, OCIDA

6. OCIDA Engineering Services RFP

Agency staff is requesting authorization to issue a Request for Proposals for professional engineering services, which includes but is not limited to advice and assistance to the Agency regarding site development, engineering needs of prospective companies seeking to locate in Onondaga County, environmental engineering relating to site investigation and remediation, SEQRA, traffic studies, site selection, permitting, and representing the Agency in related project development matters, and related and similar services.

Agency Action Requested:

- a. A resolution of the Board to authorize the issuance of a RFP for engineering services.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
December 20, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, December 20, 2022 at 335 Montgomery Street, Syracuse, New York in the large conference room on the first floor.

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

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Steve Morgan
Fanny Villarreal

ABSENT:

Victor Ianno
Kevin Ryan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Matthew Pelligra, Office of Economic Development
Vince Raymond, VIP Structures
Parminder Banga, Cryomech
Rich Dausman, Cryomech
Stephen Bowman, Peregrine
Sarah Stevens, SS Funding Sources
Andy Breuer, District East
Ryan Benz, District East
Kevin Pole, District East
Catherine Johnson, COR Inner Harbor
Mary Kuhn, County Legislature
Christopher Bianchi, Syracuse School District

APPROVAL OF REGULAR MEETING MINUTES – NOVEMBER 8, 2022 & NOVEMBER 29, 2022 SPECIAL MEETING

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of November 8, 2022 and special meeting minutes of November 29, 2022. Motion was carried.

TREASURER'S REPORT

Alexis Rodriguez gave a brief review of the Treasurer's Report for the month of November 2022.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Treasurer's Report for the month of November 2022. Motion was carried.

PAYMENT OF BILLS

Alexis Rodriguez gave a brief review of the Payment of Bills Schedule #476.

Upon a motion by Fanny Villarreal, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #476 for \$2,585,445.68 and a pass thru payment for \$2,910.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

CRYOMECH, INC. (3101-22-08A SECOND MEETING)

Vince Raymond stated Cryomech is a very high tech manufacturing company that sells their product around the world. He stated there are good paying jobs with a lot of engineering and technical skills. He stated they built a new facility a couple years ago and they are experiencing continued growth as they continue to expand in their current market that use their Cryomech cooling equipment, but also has Quantum computing that has become a large part of their business. He stated they need more manufacturing volume so they are purchasing additional property and expand their building 30,000 sq. ft. for manufacturing end and about 4,500 sq. ft. for office.

Susan Stanczyk asked if a public hearing was held. Nancy Lowery stated the public hearing was held and there were no comment.

Jeff Davis stated with regard to the SEQR resolution it notes the project is a modification to the 2019 project with a Type I action. He stated it was reviewed by the Town and the Planning Board was lead agency. He stated the Agency is accepting, adopting and reaffirming the negative declaration issued by the Planning Board.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination for the Cryomech, Inc. Project. Motion was carried.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes for the Cryomech, Inc. Project. Motion was carried.

TOCCO VILLAGGIO III, LLC (3101-22-07A) SECOND MEETING

Robert Petrovich stated it is his recommendation to table Item #2 on the agenda at this time. He stated it needs additional conversation with the applicant that staff wants to do offline and prepare it for subsequent meeting approval.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a motion to table the Tocco Villaggio III, LLC project. Motion was carried.

Patrick Hogan stated he would like to acknowledge Legislator Kuhn is in attendance and the Board always welcomes members of the County Legislature.

PEREGRINE HOLDINGS LLC (3101-22-09A) SECOND MEETING

Stephen Bowman stated Peregrine is a \$19 million 36,000 sq. ft memory care facility and unfortunately costs keep going up because of inflation. He stated without the Agency support

they would not be able to build this building which would be a great asset to the community. He stated it will create 200 construction jobs and 100 permanent jobs. He stated the competition is 100% full so without this new additional resource people would not have access to this kind of care. He stated their program is unique because unlike most memory care facilities they have a specific ambition about how an individual can maintain the connection to themselves through long term memory. He stated it is a unique program, a special program and a needed program. He stated they have built two identical buildings in the past at a cost about \$5 million less than today's cost so without the Agency assistance they would not be able to move forward. He thanked the Board for their consideration.

Robert Petrovich stated after review of this property it was determined to be a retail activity but the County Executive signed off on the retail exemption so there is no issues with the type of use going forward.

Nancy Lowery stated a public hearing was held and there was no one present but there is a letter of support from the Town of Manlius Supervisor who not only supports the project but also the PILOT.

Patrick Hogan stated this is a great much needed facility.

Jeff Davis stated with regard to the SEQR resolution this project was reviewed at the local town level by the Planning Board. He stated it is an unlisted action and counsel reviewed the environmental review done by the Town as lead agency and we are affirming, accepting and adopting the negative declaration that was issued by the lead agency.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination for the Peregrine Holdings LLC Project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes for the Peregrine Holdings LLC Project. Motion was carried.

REQUEST FOR PROFESSIONAL SERVICES: OCIDA PUBLIC RELATIONS
MARKETING SERVICES.

Robert Petrovich stated like our relationships with engineering firms and law firms in the community, we have a stable of firms we draw upon as needs arise or as conflicts present themselves for services related to needs. He stated staff has determined, because of the Micron project in particular but other projects that come before us, that we have to have public relations expertise from time to time. He stated an RFP was issued and solicited proposals from a number of firms in the area. He stated 4 proposals came back, 3 were in compliance. He stated similar to engineers and lawyers he is suggesting the Board approve staff's ability to have a stable of 3 firms they can call upon as needs and opportunities arise for these types of services.

Steve Morgan asked if this will be an hourly basis. Robert Petrovich stated it will be task based with a scope and fee and we will figure out what to do from there.

Patrick Hogan asked if the firm will be fit to the project. Robert Petrovich stated depending on what the need is staff will go to firm A and ask if they can help us based on their expertise and if they can't then staff will pivot and go to firm B or C. He stated everything will be scope and fee based and we will either accept the fee, negotiate the fee or seek another fee. Jeff Davis stated also if there is a conflict.

Janice Herzog asked if there will be a budget set for the total amount or ad hoc. Robert Petrovich stated at the moment it is going to be ad hoc but a budget will be established down the road. He stated the Board will approve the budgets. He stated fee quotes will come before the Board for authorization on the scope and the expenditure.

Patrick Hogan stated he would like to commend the Economic Development staff for coming up with this because there is a lot of misinformation out there. He stated it will be good to get our story out and the stories of the companies we deal with.

Susan Stanczyk asked if they are all local firms. Robert Petrovich stated yes.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the Executive Director to enter into retainer agreements with the following

companies for public relations/marketing services on an as-needed basis: 1) Eric Mower and Associates, 2) ABC Creative Group, 3) Epoch Advertising Agency. Motion was carried.

ARMOURED ONE, LLC (3101-18-06A) MEETING TO MODIFY

Tino Amodei thanked the Board for allowing them to come in and explain their passion and mission as well as what they are requesting from the Board. He stated Armoured One is a security glass manufacturer and does active shooter training. He stated most of their focus is on K-12 schools. He stated the last couple years they have expanded their efforts past New York which means they are now shipping products to 23 states across the nation. He stated because of that they are expanding their capabilities and increasing their footprint in their building to include another lamination line to continue making the security glass but that has also forced them to expand their shipping and receiving. He stated the extension got delayed with contractors and materials for the last year and they are looking to get that extended so they can continue support their products in several of the other states as well as increase their labor force at Armoured One.

Upon a motion by Susan Stanczyk, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing an extension to the Sales and Use Tax Exemption for Armoured One, LLC and North Midler Properties, LLC. Motion was carried.

COR INNER HARBOR COMPANY, LLC (3101-15-14A) MEETING TO MODIFY

Catherine Johnson stated COR Inner Harbor is seeking a one year sales tax exemption for the Iron Pier building at the Inner Harbor. She stated the building has 112 market rate apartments which are fully leased. She stated they have about 36,000 sq. ft. of commercial space on the first floor they have been diligently leasing and building out their space. She stated they have 3 current tenants including Meier's Creek that opened in January of this year. She stated they have about 10,000 of the 36,000 sq. ft. built out. She stated currently they are under construction for 2 tenants, Delmonico Insurance and Café Blue, and they will be opening in April. She stated with those being complete they will have about 19,000 square feet left to build out for their tenants and they are seeking sales tax exemption to continue for that build out for the remaining space. She stated they are not anywhere near their sales tax exemption cap which was authorized

originally so there is plenty of room on that. She stated they are seeking this extension to try and fill up the space and get additional tenants to complete the first floor commercial space.

Susan Stanczyk asked where is COR in relation to the cap. Catherine Johnson stated the cap was \$2.43 million and they are currently at \$1 million.

Patrick Hogan stated COR has done great work at Inner Harbor. He stated the dream of the inner harbor is something we are all invested in and he thinks it's going to come to fruition very soon.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the extension of the sales and use tax exemption for COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc. (COR Inner Harbor Company, LLC Sub Project 1). Motion was carried.

DISTRICT EAST (3101-22-06A)

Andy Breuer stated they are encouraged by the reception and enthusiasm for this project they are seeing across the county and certainly across the Town of DeWitt. He stated OCIDA has established lead agency role and they are well under way with the SEQR application. He stated they need to formalize a meeting with some of the Board members. He stated revisions to the SEQR application will be submitted to the Board on January 13. He stated they have established a good back and forth with EDR and OCIDA's consultant team which is JMT. He stated they have met extensively with the Town and in the process now of working through district zoning to make sure the density, building heights and setbacks all fall into an allowable zoning for the Town of DeWitt. He stated the Town has been very cooperative thus far and they have had a host of community meetings and for the most part feedback has been very positive. He stated unfortunately since April of 2021 they have done everything they can to consolidate two parcels that are not part of what the County can currently convey to OHB. He stated relating to Benderson and Macy's they have attempted to negotiate with them since July 2021. He stated this past summer they finally made some inroads and they became more cooperative. He stated there is a reciprocal easement agreement with both properties that limits their ability to do anything absent their agreement to OHB's master vision. He stated as it relates to Benderson, the holdup really is the parking. He stated Benderson feels they have the right to all of the

surface parking fields in and around their end of Macy's. He stated in order to achieve the master vision OHB wants them to conform to their parking plan. He stated the parking allows them to achieve the multi-family housing density they think is necessary for the project and certainly seems to increasingly be a requirement with everyone's optimism about Micron and otherwise. He stated absent eminent domain they are not confident it can be resolved positively and swiftly with Benderson. He stated they are continuing to have those discussions but they do need to ask for the eminent domain action to insist they come to the table. He stated relative to Sears unfortunately it has been more negative. He stated they have attempted to negotiate since April 2021 and made 3 offers. He stated they have not given a substantive counter. He stated in July 2021 they began a tax certiorari petition to request the assessment be reduced by the town because they think the assessment does not reflect the current market value. He stated their latest offer to them is 4 times what they believe it to be worth and it is over 2 times what they can find in any highest market comparable throughout the region. He stated despite that they have no subsequent counter or response. He stated they feel absent this action they cannot consolidate the property to achieve its master vision. He stated they do not take the request lightly and it is not lost in them that OCIDA does not take this action lightly particularly that it relates to Micron. He stated this is a delicate property and they truly appreciate the Agency's consideration. He stated if it was not for 2 years of trying, they would hope not be in this position but they have done everything they can and they need the Agency's help.

Jeff Davis stated if the Board recalls the County owns and is in the process to sell 3 parcels. He stated one is 53.48 acres, one is 10.3w acres and one is 6.6. He stated those are in control of the project, if you will, and there are 3 parcels that are not. He stated one is 1.67 acres (former Macy's parcel), 1.85 acres (former Sears parcel) and .69 acres (former Sears Auto Center). He stated that is what the focus of the resolution is before the Board. He stated the resolution does not say the Agency is taking these lands by eminent domain. He stated the resolution is authorizing the procedural steps that must be done before it can be considered to utilize eminent domain. He stated the procedural steps are noticed and a public hearing is held. He stated we are proceeding under the New York Eminent Domain Procedure Law so the resolution the Board would consider is an authorization of the Agency and legal counsel, to take all necessary appropriate steps to proceed with the possibility of coming back before the Board for an ultimate determination. He stated the determination cannot be made until appropriate steps are done. He stated the resolution does not bind the Board of taking an action. He stated it sets the table to do that, to send out a notice and for a specific public hearing to be held, not like the ones we

typically do for the Agency but a specific public hearing under the New York State Eminent Domain Procedure Law.

Steve Morgan asked how recent has OHB been in contact with Benderson. Andy Breuer stated in the last week. He stated they have the draft language for the co-operating agreement. He stated they are trying to get it broad enough to work in all circumstances. He stated it has been more positive but they can't have this drag on for another year.

Steve Morgan asked what our legal responsibility is. Jeff Davis stated the resolution before the Board right now there is really no legal responsibility. He stated the Board is authorizing to proceed with retaining any professionals, consultants and contractors necessary to provide materials required under the EDPL in connection with a public hearing and possible acquisition of the land. He stated it is to get a better understanding of what this could cost or determine cost in an eminent domain procedure. He stated also to facilitate, making surveys and doing anything that needs to be done on the property. He stated the 2nd part of the question is the Agency will go through the notice process, the public hearing process, take all the comments and come back to the Board for a SEQR determination. He stated there would be a determination of findings that this Board would have to consider and at that point is when the Board would decide whether to proceed with an action of eminent domain. He stated that is a legal proceeding that would have to be undertaken in the courts and papers to be filed etc.

Patrick Hogan asked if the cost would be born by the IDA. Jeff Davis stated the IDA is ultimately the Agency that is taking the action and ultimately would have to pay for the land. He stated there would be an escrow agreement in place with the applicant to cover those Agency costs which is consistent with how the practice is done. He stated all of the costs of the Agency to do everything on SEQR as well as eminent domain will be reimbursed by the applicant as part of that escrow agreement. He stated if the later vote is a determination by the Board to proceed with a takings proceeding then that would kick in further costs and those costs would be born and required to be reimbursed to the Agency by the applicant.

Steve Morgan asked what the approximate timeline is for all of this. Jeff Davis stated if the Agency got to that point assuming that the other parties opposed the eminent domain then that can likely turn into a 9-12 month process. He stated an eminent domain taking is a two part process. He stated the first part is the determination by a court that the transfer of title will

happen. He stated the second part is a determination by the court for the valuation. He stated those are separate. He stated the first part can go fairly quickly but the second part can take years and that is the actual cost and the valuation as to what should be reimbursed back to the property owners.

Susan Stanczyk asked if after getting through the first process stalls the second. Jeff Davis stated no. He stated the eminent domain process to create Destiny was done, the rights were taken and Destiny was built. He stated the valuation process is still proceeding.

Patrick Hogan asked if the two large buildings are in pretty good shape, are there code violations or back taxes. Andy Breuer stated he can't speak for tax bills but both are in arrears. He stated everyone is kind of in purgatory because the County is not necessarily providing the common area maintenance and the tenants aren't paying. He stated generally they believe the fit and finish of the buildings to be ample. He stated they both need to be improved for any use they would see. He stated the Sears building cannot remain in its exact state for the master plan because they think it is imperative to create a ring road internally which would be a road parallel to Erie Boulevard. He stated that would require them to truncate the east to west dimension of the Sears building. He stated it would be due for significant improvements.

Patrick Hogan asked about the parking space. Andy Breuer stated both of the parcels have direct proximity to the existing garage which has useful life to it.

Patrick Hogan asked who maintains the parking garage. Andy Breuer stated the garage would be conveyed as part of what the County now has. Jeff Davis stated it is on the County parcel so he assumes the County maintains it.

Robert Petrovich asked if Macy's and Sears are structurally sound. Andy Breuer stated he believes so.

Janice Herzog asked if either of owners showed any interest in developing or are they just holding on. She stated it is not necessarily them wanting to develop but maybe for getting the highest valuation. Andy Breuer stated Benderson has shown more active interest in trying to develop. He stated both owners are actively marketing these sites. He stated there is a for sale sign outside of Sears right now. He stated the existing condition of the mall is not very attractive

to would be tenants. He stated OHB believes it is only attractive in the context of the master vision they have.

Janice Herzog stated it will certainly bring a lot of benefit to the community.

Robert Petrovich stated one of the things that has to be complete before any eminent domain action advances is SEQR. He stated the process has started and there is a working group established with Susan Stanczyk, Janice Herzog and Patrick Hogan. He stated the next meeting is scheduled to be held on January 17 from 2:00 pm to 4:00 pm. He stated there will be one more perhaps two in February to get through some of the SEQR issues.

Steve Morgan asked if the SEQR application has been submitted. Jeff Davis stated an application has been submitted and the first round comments from JMT has been provided to the applicant. He stated the applicant is preparing a response to the first round comments and then that would proceed into the first workshop session. He stated the workshop session will include the Town and other involved agencies.

Andy Breuer stated there are no show stopper comments from any of the agencies including DOT and County WEP. He stated they are not drastically departing from the capacities and the uses that existed there when the mall was there back in its hay day.

Patrick Hogan stated OHB has put a lot of efforts and money into this. He stated he would like to see the County give the parking garage to the project because it costs a lot of money to maintain them. Andy Breuer stated it will be a tremendous asset to get the parking lot.

Jeff Davis stated again the resolution before the Board to consider is authorizing the executive director, staff and legal counsel to perform the procedural requirements under EDPLR Article 2 and EDPLR Article 4 which includes the retention of professionals, consultants, contractors, sending out the required notices, holding a public hearing etc. He stated the time and date is to be determined but it is starting the process to take those steps.

Patrick Hogan asked Andy Breuer to give the owners a call after the meeting because this is a serious matter for the Agency to contemplate. He stated obviously the standing has to be broken. Andy Breuer stated the dialogue will not stop with the parties as long as they are willing.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing and directing Agency staff and counsel to take various actions pursuant to the Eminent Domain Procedure Law for the potential acquisition of lands and easement rights in support of the proposed District East development. Motion was carried.

WHITE PINE COMMERCE PARK ZONE CHANGE

Jeff Davis stated the resolution before the Board is authorizing a step related to White Pine. He stated the Board is aware the Agency has acquired a lot of land and one of the processes looked at and studied in the generic supplemental EIS was the need to do a zone change. He stated we need to take the lands that are currently not zoned industrial and request a zone change from the Town of Clay to industrial. He stated it was studied under the Final Supplemental Generic Environmental Impact Statement and Findings Statement and talked about the fact that the property would be rezoned. He stated it was already studied from the Agency's standpoint and nothing further needs to be done from a SEQR compliance standpoint from this Agency. He stated the resolution is authorizing the Agency to proceed with that request to the Town of Clay. He stated there will be some minor expenses with regard to that such as mapping and attendance at meetings. He stated it is a process the Town of Clay will have to go through and it will go through their Planning Board for review and recommendation. He stated the public hearing goes to the Board for ultimate determination to do the zone change. He stated the resolution is authorizing the Agency to take that step.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the Executive Director to proceed with a zone change with respect to certain parcels of land located at the White Pine Commerce Park and complete all mapping, site plan and legal work necessary to submit and process the zone change request. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:51 am. Motion was carried.

Nancy Lowery, Secretary



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 335 MONTGOMERY STREET, 2ND FLOOR, SYRACUSE, NY 13202
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December 31, 2022

Revenue / Expense / Income	Current Period	Current YTD	2022 Budget Amount	Current YTD Change to Budget
Operating Revenue	8,719	2,412,138	1,444,000	968,138
Operating Expense	73,288	698,712	800,000	(101,288)
Program Expense	107,358	1,222,066	644,000	578,066
Net Ordinary Income	(171,927)	491,360	-	491,360

Current Assets	Current YTD	Prior YTD
Total Cash	4,050,336	2,973,587
Less Pass Through Received	-	32,765
Available Cash	4,050,336	2,940,822
Receivables (less pass through rec.)	151,491	315,335
Grant Reimbursements	-	-
Total	4,201,827	3,256,157

Receivables	
0-120 days	150,491
> 120 days	1,000
Total	151,491

Onondaga County Industrial Development Agency

Profit and Loss

December 2022

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	1,250.00
2116.2 Application Fees	1,000.00
Total 2116 Fees	2,250.00
2655 Other Operating Revenue	
2660 FTZ	5,500.00
Total 2655 Other Operating Revenue	5,500.00
Total 500 Operating Revenue	7,750.00
501 Non-Operating Revenue	
2401 Interest Income	968.73
Total 501 Non-Operating Revenue	968.73
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	42,938.00
529 PILOT Income	32,470.46
Total 534 Pilot & Pass Thru Revenue	75,408.46
Total Income	\$84,127.19
GROSS PROFIT	\$84,127.19
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	2,500.00
Total 6406 Other Professional Services	2,500.00
6407 Administrative Expense	73,288.09
6408 Meeting Expenses	252.52
6409 Conference Attendance	375.96
6410 Office Expense	783.19
6411 Memberships / Sponsorships	2,000.00
6415 FTZ	1,250.00
Total 6400 Operating Expense	80,449.76
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.2 Site Analysis	26,663.75
6510.3 Legal	55,847.58
6510.5 Insurance	1,200.00
6510.7 WPCP Marketing	16,484.57
Total 6510 White Pine Commerce Park	100,195.90
Total 6500 Agency Program Expenses	100,195.90

Onondaga County Industrial Development Agency

Profit and Loss

December 2022

	TOTAL
6600 Non-Operating Expenses	
6606 OHB Redev LLC Funds Pass Thru	42,938.00
Total 6600 Non-Operating Expenses	42,938.00
Total Expenses	\$223,583.66
NET OPERATING INCOME	\$ -139,456.47
NET INCOME	\$ -139,456.47

Onondaga County Industrial Development Agency

Balance Sheet As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,167,892.06
200.2 Cash - M & T Money Maker Savings	891,351.94
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,050,336.18
Total Bank Accounts	\$4,050,336.18
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	183,961.46
Total 380 Accounts Rec.	183,961.46
Total Accounts Receivable	\$183,961.46
Other Current Assets	
393 Grant Reimbursements	
393.2 Nat Grid WPCP	-2,636.00
Total 393 Grant Reimbursements	-2,636.00
Total Other Current Assets	\$ -2,636.00
Total Current Assets	\$4,231,661.64
Fixed Assets	
100 Land	
101 White Pines Commerce Park	25,143,125.50
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

Onondaga County Industrial Development Agency

Balance Sheet As of December 31, 2022

	TOTAL
Total 101 White Pines Commerce Park	26,949,870.03
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	28,206,215.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
Total Fixed Assets	\$34,291,143.53
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$38,524,446.93
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	698,711.79
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	357,062.00
600.205 Exp Pay Prev Period	13,521.03
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	25,400,184.22
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	25,402,313.22
Total 600 Accounts Payable	26,539,417.04
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	-525,000.00
603 PILOT Pass Thru	527,596.45
604 Other Pass Thrus	-0.30

Onondaga County Industrial Development Agency

Balance Sheet

As of December 31, 2022

	TOTAL
Total 601 PILOT and Pass Thru Payable	2,596.15
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	-14.88
631.145 Onondaga	-3.03
Total 631.1 Towns	-17.91
631.3 Schools	
631.325 Jamesville-Dewitt	-97.40
631.356 Syracuse	0.01
Total 631.3 Schools	-97.39
631.4 Onondaga County	-970.99
631.5 City of Syracuse	-1,510.13
Total 631 Due to Other Governments	-2,596.42
Total Other Current Liabilities	\$26,539,416.77
Total Current Liabilities	\$26,539,416.77
Total Liabilities	\$26,539,416.77
Equity	
3900 Equity Unreserved	8,742,531.91
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	335,789.84
465 Equity - Unreserved	37,039.16
Net Income	523,830.62
Total Equity	\$11,985,030.16
TOTAL LIABILITIES AND EQUITY	\$38,524,446.93

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #477
January 19, 2023

GENERAL EXPENSES

1. <u>CRYSTAL ROCK*</u>	\$ 43.52
Water, Inv#22196031	
2. <u>UNITED STATES LIABILITY INSURANCE COMPANY**</u>	\$ 1,200.00
Policy #XL1634729	
3. <u>SYRACUSE DESIGN GROUP, LLC***</u>	\$ 360.00
Website Hosting Service 2023, Inv#6063	
3. <u>NYS ECONOMIC DEVELOPMENT COUNCIL***</u>	\$ 1,500.00
NY Loves Nanotech Sponsor, Inv#14139	
5. <u>NATIONWIDE****</u>	\$ 2,009.99
CLI Premium 8th Installment, Acct#7J2551	
6. <u>FEDEX***</u>	\$ 8.41
Inv#7-973-83900	
7. <u>BARCLAY DAMON LLP****</u>	\$ 688,002.87
Land Purchase	
8. <u>COMMISSIONER OF FINANCE</u>	\$ 1,390.49
Roth Steel and 435 N. Salina 2023 Real Estate Taxes	
9. <u>BRIAN R. HALL RECEIVER OF TAXES</u>	\$ 79,117.28
WPCP 2023 Real Property Taxes	
10. <u>NICOLE WALSH RECEIVER OF TAXES</u>	\$ 2,328.29
WPCP 2023 Real Property Taxes	
11. <u>ONONDAGA CIVIC DEVELOPMENT CORPORATION</u>	\$ 8,933.57
4th Quarter 2022 Rent	
12. <u>ONONDAGA CIVIC DEVELOPMENT CORPORATION</u>	\$ 765.52
4th Quarter 2022 Internet & Copier	
13. <u>SYRACUSE DESIGN GROUP, LLC</u>	\$ 250.00
WPCP Website Services, Inv#'s 6072, 5906	
14. <u>SEMI</u>	\$ 975.00
Affiliate Membership 2023-2024, Inv#10-022633	
TOTAL	\$ 786,884.94

*Ratification of Check dated December 2, 2022

**Ratification of Check dated December 21, 2022

***Ratification of Checks dated January 5, 2023

****Ratification of Check dated January 17, 2023

Onondaga County Industrial Development Agency



Project Summary DRAFT

1/12/2023

1. Project	Syracuse Haulers Waste Removal, Inc.	2. Project Number	3101-22-05A
3. Location	DeWitt	4. School District	East Syracuse Minoa School District
5. Tax Parcel(s)	033.-04-10.1, 033.-04-10.3, 033.-04-13.1	6. Project Type	New Construction
		Village	0

7.Total Project Cost	\$	4,767,275.00	8. Total Jobs	88
Land	\$	-	8A. Job Retention	78
Site Work	\$	479,464	8B: Job Creation	10
Building	\$	2,856,444	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	1,136,367		
Equipment Subject to NYS Production Exemption	\$	285,000		
Engineering/Architecture Fees	\$	10,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

OCIDA Incentive Analysis

Syracuse Haulers Waste Removal, Inc.

Fiscal Impact (\$)

Estimated Abatement

\$340,134

Sales Tax Abatement	\$205,167
Mortgage Recording Tax Abatement	\$10,804

Real Property Tax Relief	\$124,163
--------------------------	-----------

Estimated Investment

\$90,076,259

PILOT Payments	\$368,276
Project Wages (10 years)	\$63,115,627
Construction Wages	\$4,715,750
Employee Benefits (10 years)	\$18,540,698
Project Capital Investment	\$3,335,908

Agency Fees	\$60,591
-------------	----------

Benefit:Cost Ratio

264.83 :1

Project Description

Syracuse Haulers, Inc is proposing to expand it's existing facility with a roughly 24,624 SF transfer station. The project calls for an investment of over \$5.5 million and include the remediation of soil on the adjacent lot, site work, construction of transfer station and purchase of equipment.

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Syracuse Haulers Waste Removal, Inc.

1/12/2023

A) PILOTS Estimate Table Worksheet DRAFT for 10 years

OCIDA estimate of current market value				\$	695,000.00
Projected investment				\$	2,856,444.00
OCIDA estimate of increase in value				\$	622,430.01
OCIDA estimated value after project is completed				\$	1,317,430.01
Taxes that would have been collected if the project did not occur				\$	259,782.04
Scheduled PILOT payments				\$	368,275.82

PILOT YEAR	Exemption %	Onondaga County	DeWitt	East Syracuse Minoa School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 3,660.19	\$ 3,622.55	\$ 16,442.25	\$ 23,724.99	\$ 44,972.68	21,247.69
2	90%	\$ 4,067.75	\$ 4,025.92	\$ 18,273.08	\$ 26,366.76	\$ 45,872.14	19,505.38
3	80%	\$ 4,490.15	\$ 4,443.97	\$ 20,170.58	\$ 29,104.70	\$ 46,789.58	17,684.88
4	70%	\$ 4,927.82	\$ 4,877.14	\$ 22,136.66	\$ 31,941.62	\$ 47,725.37	15,783.76
5	60%	\$ 5,381.20	\$ 5,325.86	\$ 24,173.32	\$ 34,880.37	\$ 48,679.88	13,799.51
6	50%	\$ 5,850.74	\$ 5,790.57	\$ 26,282.58	\$ 37,923.89	\$ 49,653.48	11,729.59
7	40%	\$ 6,336.91	\$ 6,271.74	\$ 28,466.55	\$ 41,075.21	\$ 50,646.55	9,571.34
8	30%	\$ 6,840.19	\$ 6,769.84	\$ 30,727.37	\$ 44,337.40	\$ 51,659.48	7,322.08
9	20%	\$ 7,361.06	\$ 7,285.36	\$ 33,067.23	\$ 47,713.66	\$ 52,692.67	4,979.01
10	10%	\$ 7,900.04	\$ 7,818.79	\$ 35,488.40	\$ 51,207.23	\$ 53,746.52	2,539.30
TOTAL		\$ 56,816.05	\$ 56,231.74	\$ 255,228.03	\$ 368,275.82	\$ 492,438.35	\$ 124,162.53

Year					
	0	1	2	3	
Jobs					
Current/Actuals	78				
Creation Goals	10	0			
Total Employment Goals	88	6	2	2	

DRAFT Project Tax Billing and Payment Schedule

- The anticipated PILOT Filing is Q 1 2023
- Applicant will NOT receive a 2023-24 School Tax Bill in September 2023
- Applicant will receive a 2023 Town and County Tax Bill in January 2023
- Applicant will not receive a 2024 Town and County Tax Bill
- Applicant will receive an OCIDA PILOT Bill for Year 1 in January 2024

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**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. 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 (the “Agency” or “OCIDA”) at 315-435-3770.
3. 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.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. 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 Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. 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>.
8. 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.
9. 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.

10. 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

11. This Application was adopted by the OCIDA Board on January 18, 2022.

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: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

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

Submittal Date: 8/30/22

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. Syracuse Haulers Waste Removal, Inc.

Applicant/ Project Operator Address: 6223 & 6259 Thompson Road, Suite 1000, Syracuse, NY 13206

Phone: 315-426-6771 Fax: 315-426-6770

Website: www.syracusehaulers.com E-mail: rocco@syracusehaulers.com

Federal ID#: 16-1451841 NAICS: 562000

State and Year of Incorporation/Organization: New York 1991

Owner (if different from Applicant/Project Operator): Hauler's Facility, LLC

Owner Address: 6223 Thompson Road, Suite 1000, Syracuse, NY 13206

Federal ID#: 45-3416304

State and Year of Incorporation/Organization: 2011 New York

List of stockholders, members, or partners of Owner:

Rocco A. Grosso

B) Individual Completing Application:

Name: Sarah Stephens

Title: Consultant

Address: 201 Croyden Road, Syracuse, NY 13224

Phone: 315-530-2502 Fax: _____

E-mail: sarah@ssfundingresources.com

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Gregory M. Brown

Firm Name: Fogel & Brown, P.C.

Address: 120 Madison Street, Suite 1620, Syracuse, NY 13202

Phone: 315-399-4343 Cell Phone: _____

E-mail: grbrown@fogelbrown.com

E) Business Organization (check appropriate category):

☒ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): _____

Year Established: 1991

State in which Organization is established: New York

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

Name	% of ownership
<u>Rocco A. Grosso</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 89%

Estimated % of sales outside Onondaga County but within New York State: 11%

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) 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?
Please attach any explanations. ☐Yes ☒No

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

☐Yes ☒No

Section II: Project and Site 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: 6223 & 6259 Thompson Road

Legal Address (if different):

City: Syracuse

Village/Town: Town of Dewitt

Zip Code: 13206

School District: East Syracuse Minoa School District

Tax Map Parcel ID(s): 033-04-10.1, 033-04-10.3, 033-04-13.1

Full Market Value: \$695,000

Footage of Existing Building: 112,670

Census Tract: 144

B) Type (Check all that apply):

☒ New construction

☒ Expansion/Addition to current facilities

☐ Renovation of existing facility

☐ Housing Project

☐ Renewable Energy Project

☐ Retail

☒ Purchase of machinery and/or equipment

☐ Brownfield/Remediated Brownfield

☐ LEED Certification

☐ Demolition and Construction

☐ Acquisition of existing facility/property

☐ Other:

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;

☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;

☒ (iii) the size of the lot upon which the Project sits or is to be constructed;

☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;

☒ (vi) describe your method for site control (Own, lease, other).

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 (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☒ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) 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

H) 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

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

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Submitted to Town of Dewitt September 2022 for review and approval

2. Has the project received site plan approval from the town or local planning board?
☐ Yes ☒ No
3. If no, what is the anticipated approval date? 09/15/2022
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Have any environmental issues been identified on the property?
☒ Yes ☐ No
If yes, please attach an explanation.

The newly acquired parcel was the former site of Oberdorfer; the site has DEC approved BUD that has been renewed for Syracuse Haulers. The site will require capping of some areas as well as other soil remediation and controls.

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	479464	100	479464
Building Construction & Renovation	2,856,444	100	2,856,444
Furniture & Fixtures			
Equipment*	1136367	100	1136367
Engineering/Architect	285,000	100	285,000
Financial Charges			
Legal	10,000	100	10,000
Other			
Management/Developer Fees			
Total Project Cost	4,767,275		4,767,275

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

B) TOTAL Capital Costs \$ 4,767,275

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

Sources of Funds for Project Costs:

- | | |
|---|--------------|
| 1. Bank Financing | \$ 1,440,663 |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 2,214,339 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0 |
| 4. Taxable Bond Issuance (if applicable) | \$ 0 |

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

\$ 1,112,273

-Identify each state and federal grant/credit:

ESD Pending Application

\$ 1,112,273

\$

\$

6. Total Sources of Funds for Project Costs

\$ 4,767,275

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: 78

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	78
Estimate the number of construction jobs to be created by this Project:	100 estimate
Estimate the average length of construction jobs to be created (months):	13 months
Current annual payroll at facility:	4,902,000
Please list, if any, benefits that will be available to either full and/or part time employees:	health insurance, 401K, vacation and personal days
Average annual benefit paid by the company (\$ or % salary) per FTE job:	16,000
Amount or percent of wage employees pay for benefits:	0
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:	10

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, and third, 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.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
Drivers / Thrower	2,506,000	37
Sales Reps	331,000	4
Management & Office Support	927,000	18
Recycling / Separation	130,000	3
Shop / Buildings & Grounds	1,008,000	16

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
Supervisor	\$65,000	1	0	0
Operator	\$60,000	1	1	0
Spotter	\$50,000	1	0	0
Sorter	\$42,000	3	1	2

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): TBD
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 10,804.97
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 205,167
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 1,440,663

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 10,804.97

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

\$ 2,564,589

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 page 9, this calculation only exists to help you with your estimate):

\$ 205,167

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 For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?
☐Yes ☐No
4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA Solar PILOTs Guidance and Best Practice

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: 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 Syracuse Haulers/Haulers Facility (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 8/30/2022 (date).

Company: Syracuse Haulers Waste Removal, Inc./Hauler's Facility, LLC

Representative for Contract: Rocco A. Grosso

Address: 6223 Thompson Road, Suite 1000 City: Syracuse State: NY Zip: 13206

Phone: 315-426-6771 Email: rocco@syracusehaulers.com

Project Address: 6223 & 6259 Thompson Road City: Syracuse State: NY Zip: 13206

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

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 X: 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.

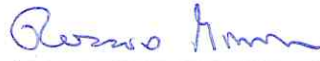
Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

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

Syracuse Haulers Waste Removal, Inc./Hauler's Facility, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Rocco A. Grosso, CEO & Owner

Date:

9/21/2022

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, 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

Syracuse Haulers Waste Removal, Inc./Hauler's Facility, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Rocco A. Grosso, CEO & Owner

Date: 9/21/2022

Section XII: Representations, Certifications, and Indemnification

Rocco A. Grosso (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the CEO & Owner (title) of Syracuse Haulers Waste Removal, Inc./Hauler's Facility, 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.

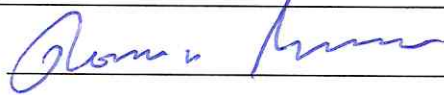
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. 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.
- H. 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.
- I.** 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.
- J.** 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.
- K.** 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.
- L.** 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.

- M.** 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.
- N.** The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. 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:

Syracuse Haulers Waste Removal, Inc./Hauler's Facility, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Rocco A. Grosso, CEO & Owner

Date: 9/21/2022

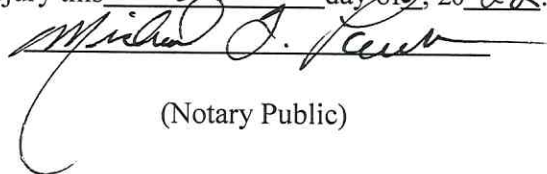
STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Rocco A. Grosso, being first duly sworn, deposes and says:

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

Subscribed and affirmed to me under penalties of perjury this 21st day of SEPTEMBER, 2022.



(Notary Public)

(Signature of Officer)

MICHAEL F. LAWLER
Notary Public, State of New York
Reg. No. 01LA6398166
Qualified in Onondaga County
Commission Expires 09/23/2023

End of Application

Rev 1.18.22

Project Description

Syracuse Haulers Waste Removal, Inc. (“Syracuse Haulers”) and Hauler’s Facility LLC (“Hauler’s Facility”) (collectively, "Applicants") are requesting assistance from OCIDA in the form of a PILOT, sales and use exceptions as well as a mortgage recording exemption. Due to the increase in material costs as well as supply chain issues, this expansion is significantly higher in cost than it would have been prior to the COVID pandemic; therefore, Applicants are seeking the assistance from OCIDA to ensure this project can be carried out. If OCIDA is unable to assist with incentives for this project the Applicants would likely significantly decrease the size of the expansion resulting in less job creation. OCIDA’s assistance will enable Applicants to , expand Syracuse Hauler’s footprint, acquire new equipment and increase its workforce.

Applicants intend to expand the existing 112,670 SF facility with a roughly 24,624 SF transfer station. Syracuse Haulers operates on three tax parcels owned by Hauler’s Facility (tax parcel ids: 033.-04-10.1, 033.-04-13.1 and 033.-04-10.3) with a combined acreage of approximately 14.03 acres. The three parcels will be merged to carry out the project based upon comments of the Town of Dewitt Planning Board.

The project calls for an investment of almost \$5 million in site work, construction of the transfer station and purchase of equipment. Equipment includes a baler, which is used for the final finished product generated in processing waste materials and will be located at the project site as part of ongoing operations.

Once completed the project will include the creation of 10 new full-time jobs over the next 3 years to add to its existing workforce of 78 FTE’s.

Syracuse Haulers has outgrown its existing facility and must expand in order to continue growing its business and serving its customers. The COVID pandemic brought on a number of challenges to our nation; including a labor shortage, which Syracuse Haulers, like many in its industry are still recovering from. Therefore, it is essential that Syracuse haulers, expand its footprint and purchase new equipment to increase the amount of material that can be processed. Without this expansion and purchase of equipment, Syracuse Haulers will be unable to maintain the volume of processed materials or expand its customer base, ensuring the viability of its company and workforce.

Syracuse Haulers hauls and recycles both single and dual stream waste as well as construction and household waste. Syracuse Haulers processes waste and recycles material, bailing the final product. Syracuse Haulers utilizes cutting edge technology to ensure that it maximizes recycling capabilities for the waste it collects. Syracuse Haulers provides LEED services for green construction projects that need to divert from a waste facility. To date they have completed over 25 LEED certified projects with a diversion rate of 84%. This is all done at its existing facility located on Thompson Road.

Syracuse Haulers Profile

Syracuse Haulers Waste Removal, Inc. (SHWR) has 30 years of experience servicing villages and towns with residencies from 2,000 to 15,000 under multiple trash and recycling municipal contracts. SHWR has proven its ability under contracts in the Town of Manlius (8,000 homes/7800 tons trash & recycling), Town of Cicero (10,000 homes/12,500 tons trash & recycling), Town of Geddes (4,200 homes/3,500 tons trash), Town of Clay (15,000 homes/11,700 tons trash), Village of North Syracuse (2,350 homes/2,800 tons trash & recycling), Village of Manlius and the Village of Homer (1275 homes/1330 tons trash & recycling). Collection experience includes trash and recycling both curbside and automated. Recycling both dual stream and single stream. SHWR additionally services residential homes in Town of Marcellus, Town of Van Buren, Cazenovia, Madison and others. SHWR has commercial service agreements with Syracuse University 12 years, New York State Fair 6 years, Wegmans Mkts 6yrs, multiple large apartment complexes, 4 school districts and over 2,000 commercial customers and growing. We provide services for trash, recycling, food waste collection and disposal.

SHWR operates in Onondaga, Madison, Oneida-Herkimer, Cortland, Thompsons, Cayuga and Jefferson counties.

DEC Permitted Transfer Station Facility Onsite since 2006. Our DEC permitted transfer station allows us to collect and transfer various recycle items and C& D (construction and demolition material), such as clean wood, metal, and sheetrock. We also provide LEED services for green construction projects that need to divert from a waste facility. We have completed over 25 LEED certified projects with a diversion rate of 84%.



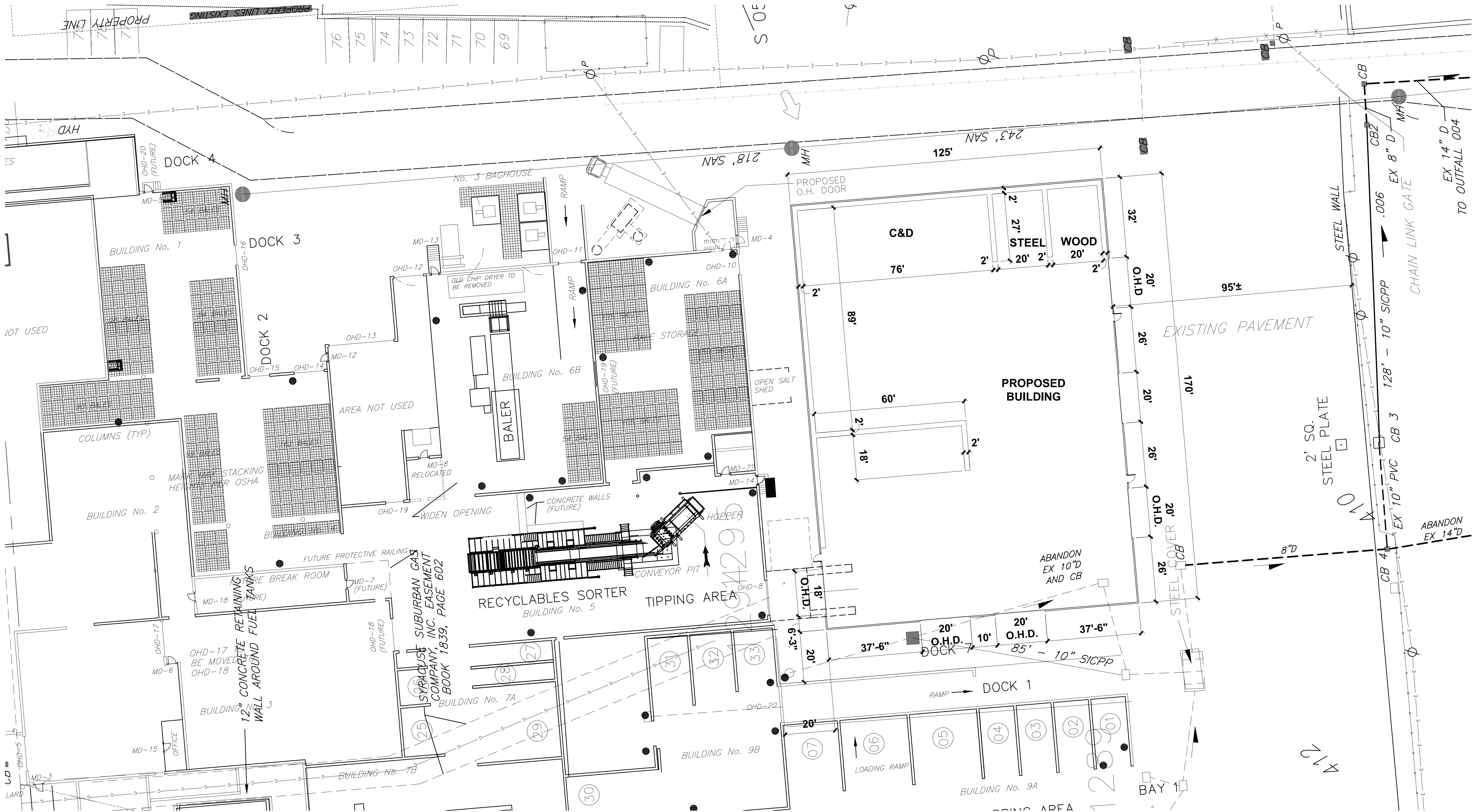
SYRACUSE HAULERS FACILITY EXPANSION

6223 THOMPSON ROAD
SYRACUSE, NEW YORK 13206

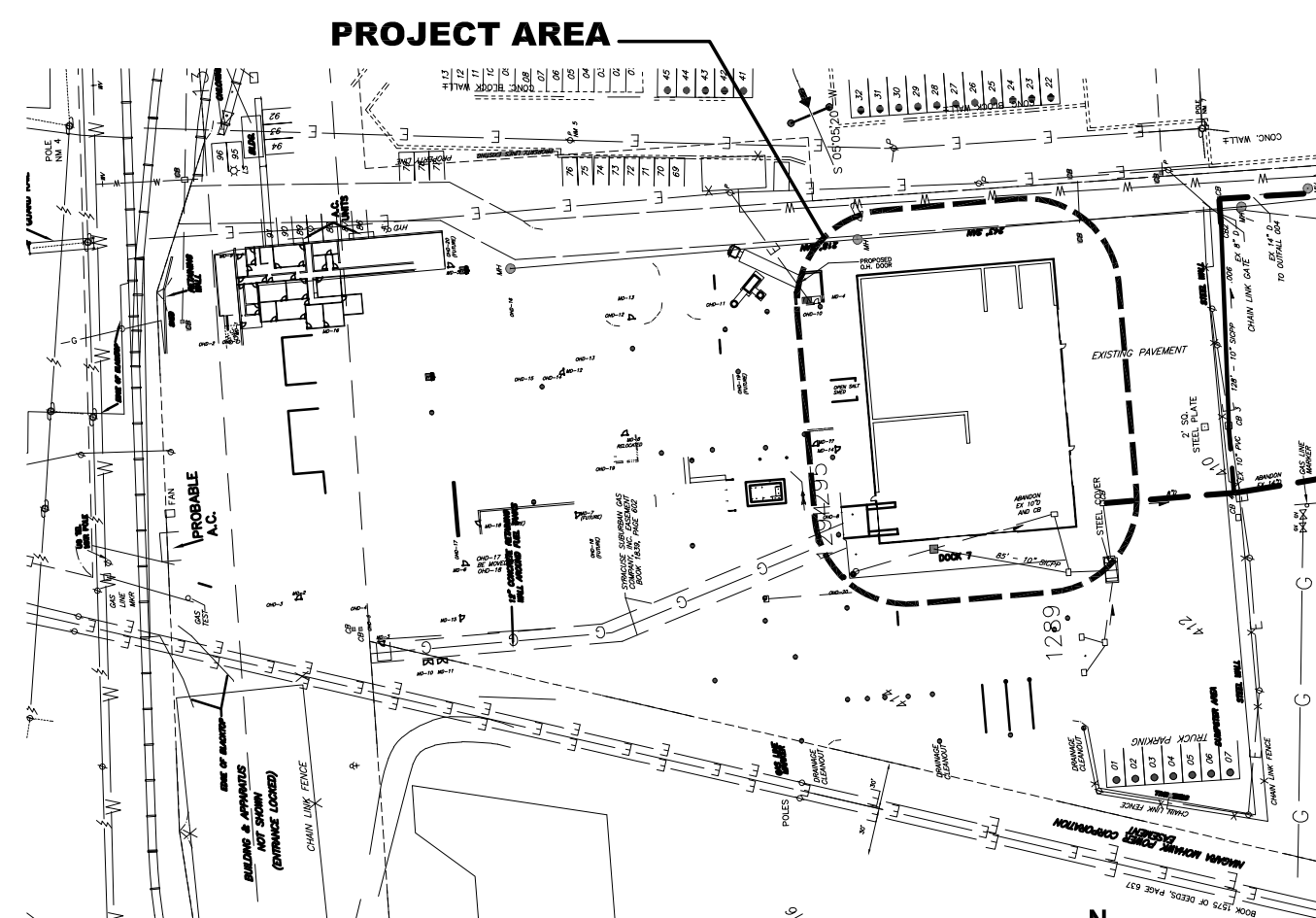
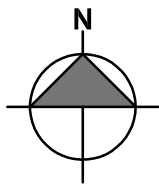
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Schopfer Architects LLP
1111 JAMES ST.
SYRACUSE, NY 13203
315-474-6501
FAX 315-474-1922

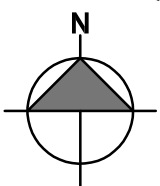
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Number:	Date:	By:
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Sheet Title:		
SITE PLAN		
Sheet No:		
L1.0		
Job No:		
2165		



1 SITE PLAN
1"=20'



2 KEY PLAN
N.T.S.



SYRACUSE HAULERS FACILITY EXPANSION

6223 THOMPSON ROAD
SYRACUSE, NEW YORK 13206

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Schopfer Architects LLP

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FAX 315-474-1922

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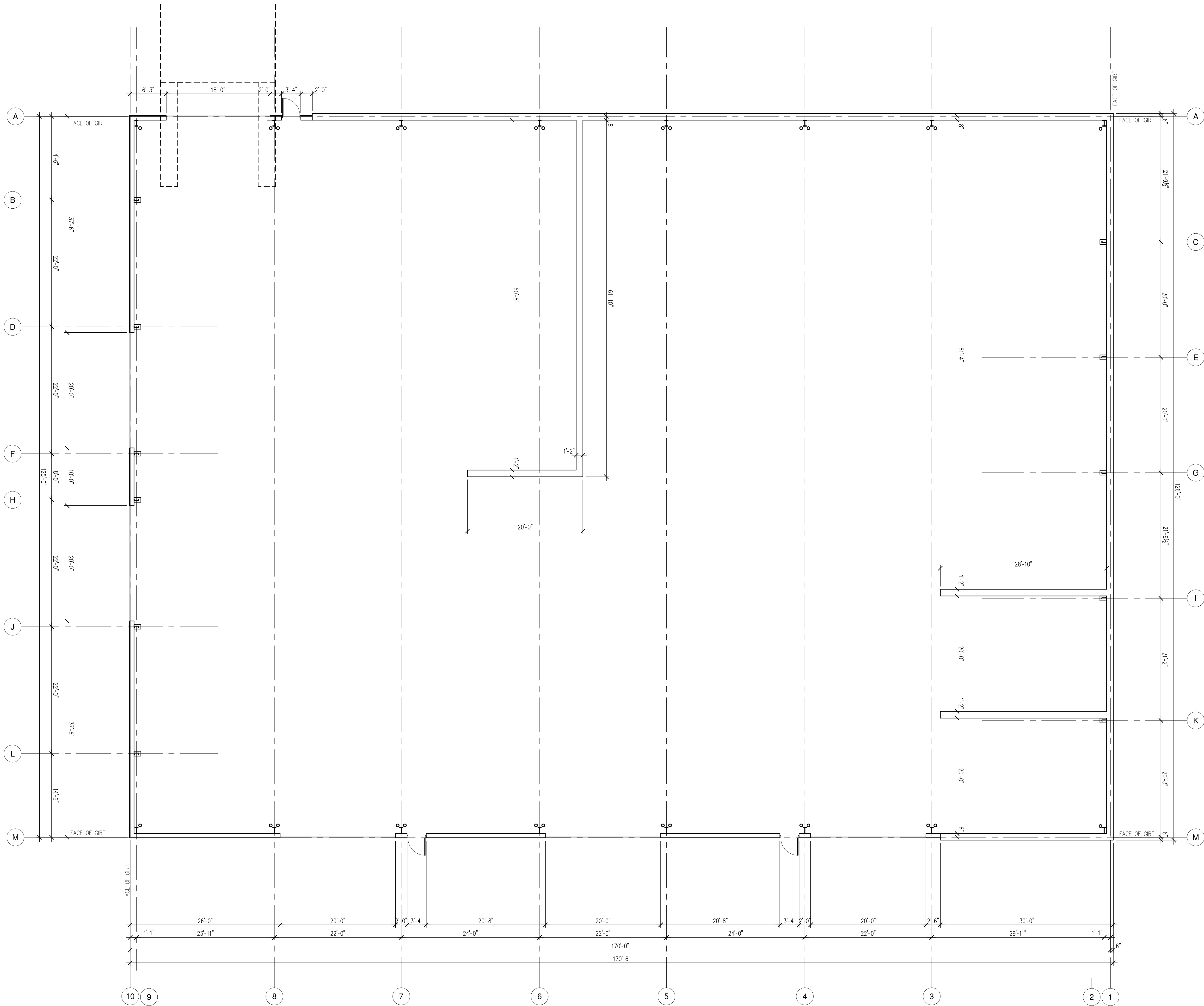
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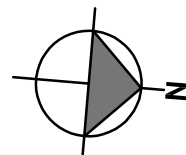
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PARTIAL SITE PLAN

Sheet No:
L1.1

Job No: 2165



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

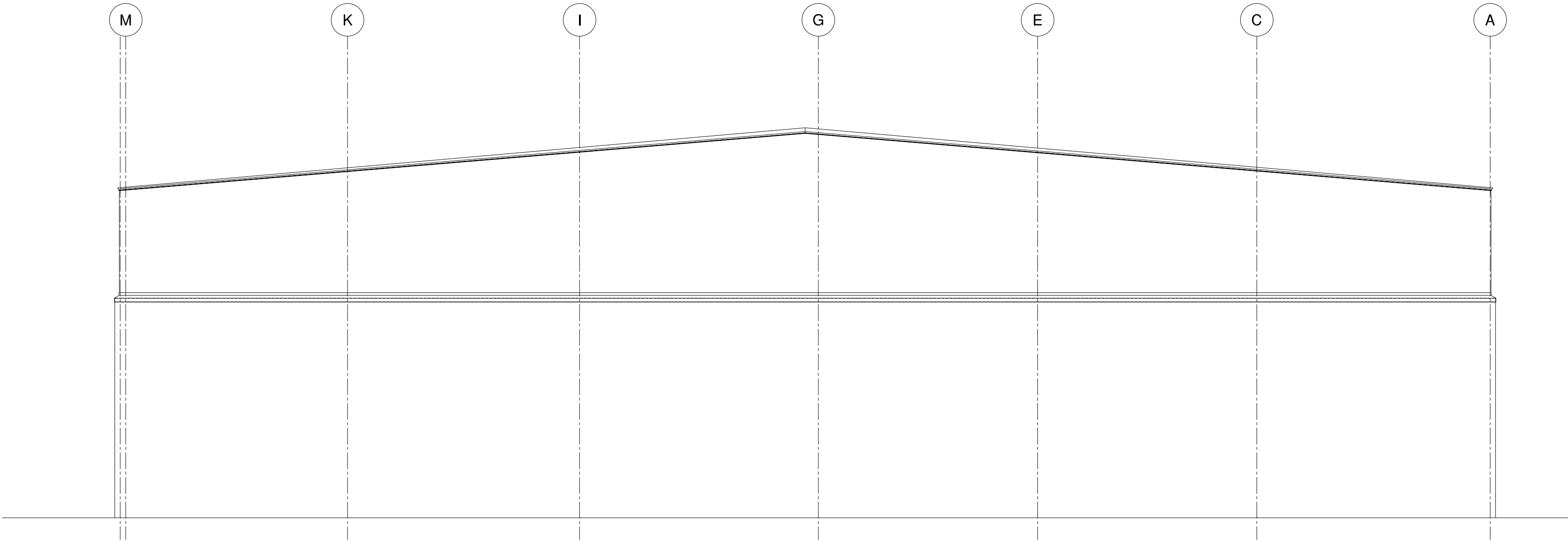


SYRACUSE HAULERS
FACILITY EXPANSION
6223 THOMPSON ROAD
SYRACUSE, NEW YORK 13206

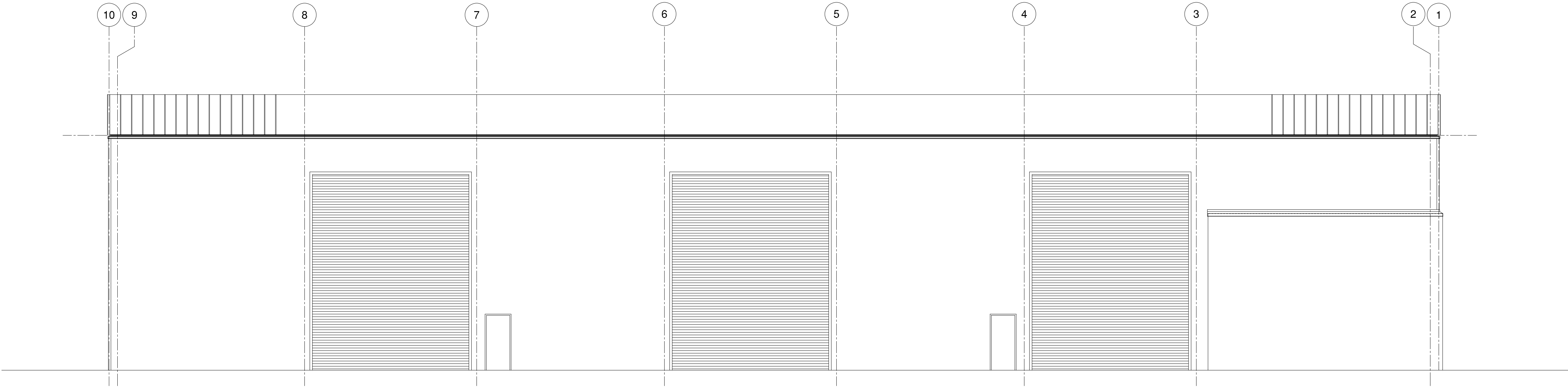
DISCLAIMER:
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1111 JAMES ST.
SYRACUSE, NY 13203
315-474-6501
FAX 315-474-1922

Drawn by: MPP
Date: 02-02-2022
Revisions:
Number: Date: By:
Sheet Title: FLOOR PLAN
Sheet No: A1.1
Job No: 2165



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



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

SYRACUSE HAULERS
FACILITY EXPANSION

6223 THOMPSON ROAD
SYRACUSE, NEW YORK 13206

THE ARCHITECT SHALL BE DEEMED TO HAVE ACCEPTED THE PROJECT AND SHALL RETAIN ALL COMMON LAW RIGHTS, INCLUDING THE COPYRIGHT, DRAWING ALTERATION, AND IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF THE ARCHITECT, TO REPRODUCE OR ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

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SYRACUSE, NY 13203

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MPP

Checked by:
RJS

Date:
02-02-2022

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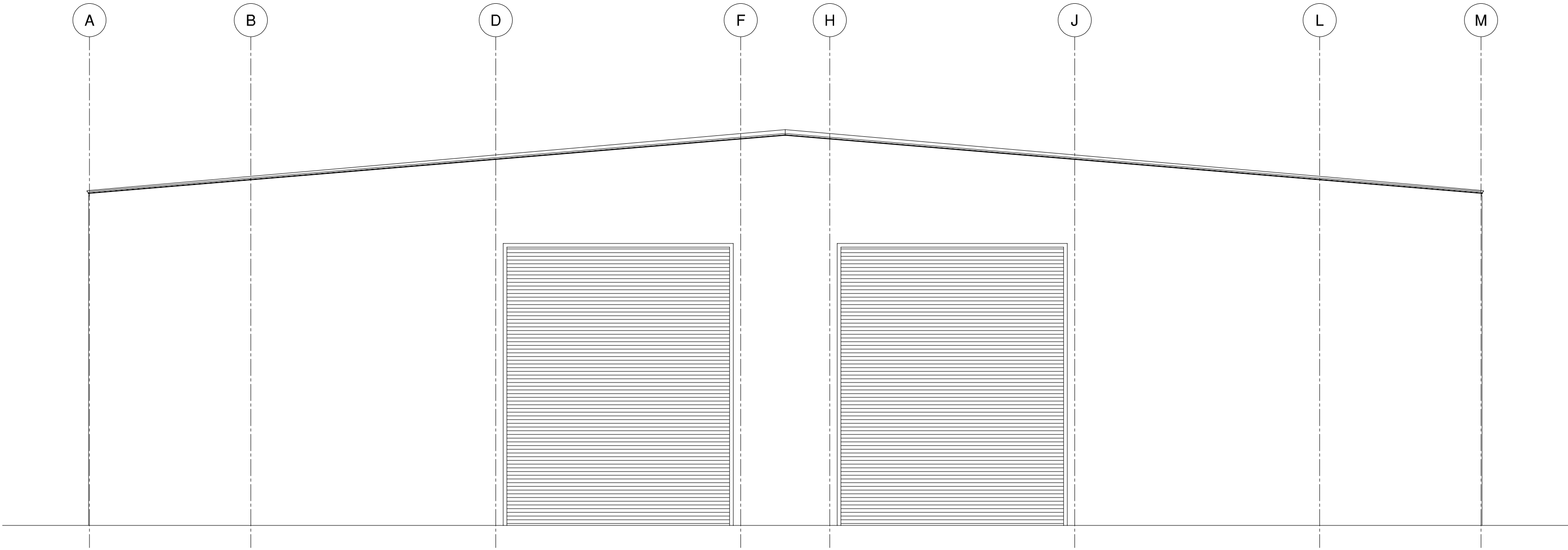
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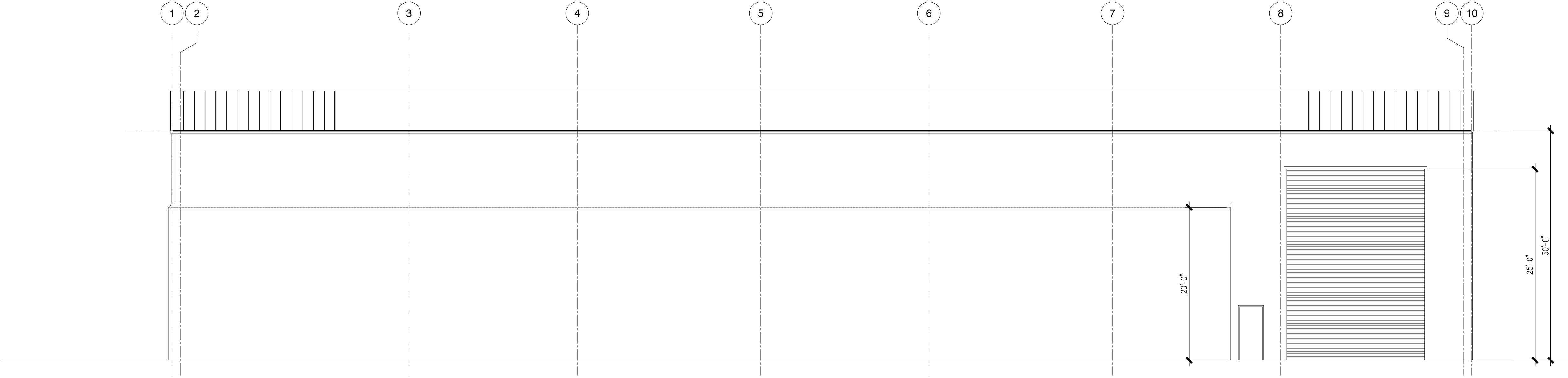
Sheet Title:
BUILDING
ELEVATIONS

Sheet No:
A2.1

Job No:
2165



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



2 EAST ELEVATION
SCALE 1/8" = 1'-0"

SYRACUSE HAULERS

FACILITY EXPANSION

6223 THOMPSON ROAD
SYRACUSE, NEW YORK 13206

THE ARCHITECT SHALL BE DEEMED TO HAVE ACCEPTED THE CONDITIONS OF THE CONTRACT AND SHALL RETAIN ALL COMMON LAW RIGHTS, INCLUDING THE COPYRIGHT, DRAWING ALTERATION, IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF THE ARCHITECT, TO REPRODUCE OR ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

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Checked by:
RJS

Date:
02-02-2022

Scale:
AS NOTED

Revisions:

Number:	Date:	By:
1		
2		
3		
4		

Sheet Title:

BUILDING
ELEVATIONS

Sheet No:

A2.2

Job No:

2165

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. 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				
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☐ ☐	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. 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? b. 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?	NO ☐ ☐	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☐	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest Agricultural/grasslands Early mid-successional Wetland ☐ Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☐	YES ☐

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☐	YES ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

**SITE PLAN REVIEW APPLICATION
TOWN OF DEWITT PLANNING BOARD**

INTERNAL USE:

Project Name _____	Project # _____	SUBM Date: _____	CHKD By: _____				
SPR fee: _____ Rept.# _____	<table border="0" style="width:100%"> <tr> <td style="width:50%">Name/Date _____</td> <td style="width:50%">Name/Date _____</td> </tr> <tr> <td style="width:50%">Name/Date _____</td> <td style="width:50%">Name/Date _____</td> </tr> </table>			Name/Date _____	Name/Date _____	Name/Date _____	Name/Date _____
Name/Date _____				Name/Date _____			
Name/Date _____				Name/Date _____			
Check# _____							
ENG fee: _____ Rept.# _____							
Check# _____							

INFORMATION:

1. Name of Applicant (*Principal Contact*): Scott Reed
 Title: Project Manager Email: SReed@SyracuseHaulers.com Phone: _____
2. Project Address: 6223 Thompson Road City/ST/Zip Syracuse, NY 13206
3. Property Owner's Name: Rocco Grosso Phone: _____
4. Property Owner's Address: 6223 Thompson Road City/ST/Zip Syracuse, NY 13206
5. Tax Map No.: 033.04-13.1 Bldg. size _____ Zoning Dist.: IND Total Lot Area: 6.05
6. Licensed Designer: Robert J. Seigart Email: RSeigart@Schopfer.com
7. Attorney (if applicable) N/A Email: _____
8. Is property in floodplain or floodway? Yes _____ No: X Or is property in Federal or State Wetland? Yes: _____ No: X
9. BRIEFLY DESCRIBE THE PROJECT: Include intended use(s) and facilities and proposed site modifications:
Proposed 24,425 SF pre-engineered metal building to be used to sort and recycle construction and demolition (C&D) waste in an effort to reduce tonnage going into local landfill(s).

SUBMISSION: In general, all information is required. Check yes/no to indicate information included with application. Insert "NA" if item is not applicable. (Please refer to the Town of DeWitt Site Plan Review Design Guidelines on our website.)

1. Yes X No _____ **CURRENT, COMPLETE SURVEY** showing all site/legal modifications to the property signed by a NYS licensed surveyor.
2. Yes X No _____ **ARCHITECTURAL PLANS** of the structure to be added or modified.
3. Yes X No _____ **SITE PLANS** and associated details of property and its modification & CD.
4. Yes _____ No X _____ Transportation permits and/or applications. (**include copies**)
5. Yes X No _____ Copies of application, licenses, and/or permits from other governmental agencies which have jurisdiction or funding interest. Specify agency(s): NYS DEC Permit attached

6. ZONING - GENERAL REQUIREMENTS:

	<u>ORDINANCE</u>	<u>PROPOSAL</u>		<u>ORDINANCE</u>	<u>PROPOSAL</u>
Parking Spaces	275 #	53 and 96 #	Front Yard Setback	50 FT	120 FT
Lot Coverage	80 %	40.8 %	Side Yard Setback	32 total FT	478 total FT
Building Coverage	50 %	22.4 %	Rear Yard Setback	40 FT	442 FT
Maximum Height of Building	120 FT	36-4" FT			

7. I am familiar with Town of DeWitt zoning and planning requirements and all NYS & Federal regulations for land disturbance and development. To the best of my knowledge this application and accompanying documents are an accurate and complete description of intended changes in the subject property. I understand that the *Principal Contact* will be the person contacted by the Town and the Town will rely on this person to communicate with applicant and his/her agents and will coordinate all submissions to the Town Planning & Zoning office.

Signature of Applicant/Date

8/12/22

Signature of Owner (**REQUIRED**)/Date

8/12/2022

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

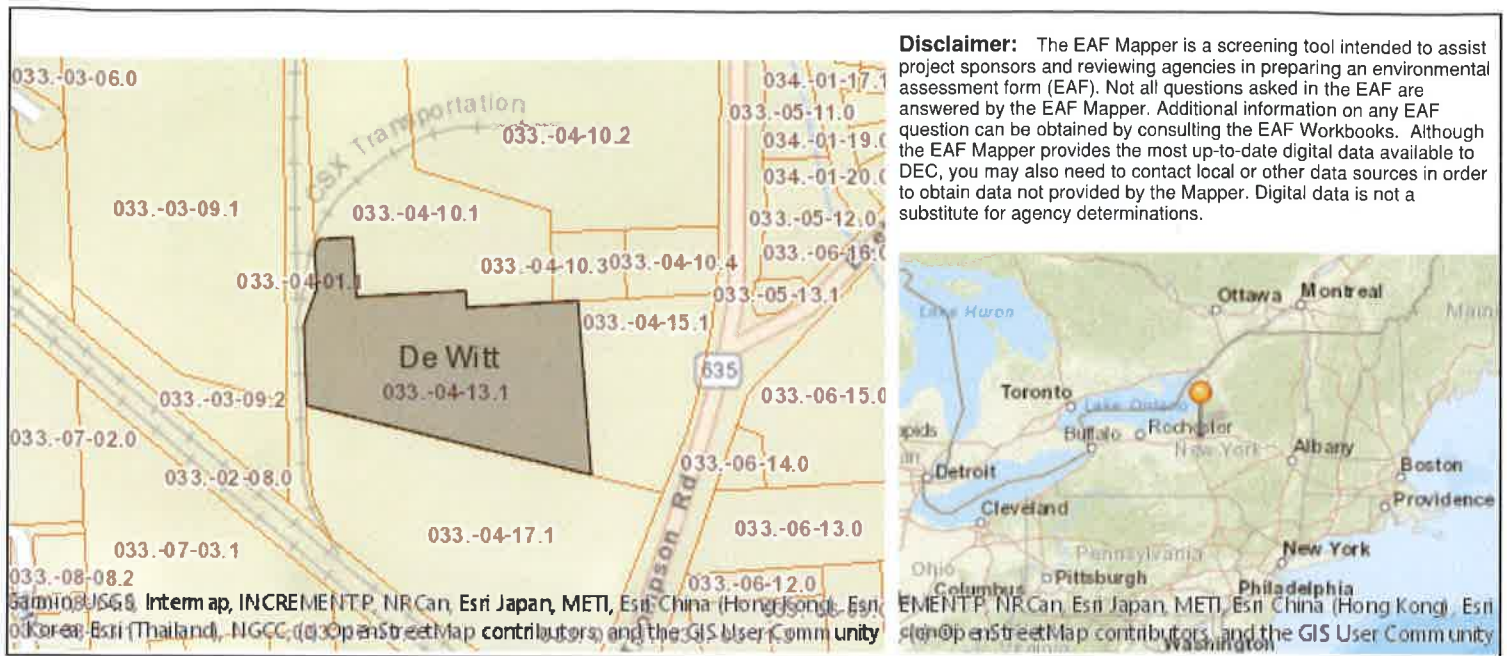
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Syracuse Haulers Transfer Station Expansion			
Project Location (describe, and attach a location map): 6223 Thompson Road, Syracuse New York 13206			
Brief Description of Proposed Action: See attached Architectural Narrative			
Name of Applicant or Sponsor: Scott Reed - Project Manager		Telephone: (315) 426-6771	
		E-Mail: SReed@SyracuseHaulers.com	
Address: 6223 Thompson Road, Suite 1000			
City/PO: Syracuse		State: NY	Zip Code: 13206
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
			YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action?		6.04 acres	
b. Total acreage to be physically disturbed?		7.98 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.03 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		☐	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		☒	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		☒	☐	☐
b. Are public transportation services available at or near the site of the proposed action?		☐	☐	☒
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☐	☐	☒
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☐	☐	☒
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		☐	☐	☒
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		☐	☐	☒
12. a. 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?			NO	YES
		☒	☐	☐
b. 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?		☒	☐	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			NO	YES
		☒	☐	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Existing drainage system on site.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☐	☒
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
C734138, C734032, & C734064	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Scott Reed</u> Date: <u>8/12/22</u>		
Signature: <u></u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Architectural Narrative

Syracuse Haulers is proposing the construction of a 24,425 ± SF pre-engineered metal building. The building at the roof peak will be 36 feet 4 inches above the finished floor.

- The purpose of the new building is to sort materials to increase recycling and decrease materials entering landfills.
- The primary sources of incoming material will be construction related. The facility will be able to track and report quantities of recycled materials for LEED Projects.
- There will be (8) eight new employees to operate this sorting process on completion of this Project.
- The annual amount of material being recycled and diverted from the landfill is as follows:
 - 2021 10,800 tons actual
 - 2022 13,400 tons projected
 - 2023 14,750 tons estimated 10% annual growth
 - 2024 16,250 tons estimated 10% annual growth

The existing site is 6.05-acres with an existing 112,670 ± SF transfer station. The proposal will include a subdivision to include two adjacent parcels to bring the total land area up to 14.03 acres.

Existing traffic is not expected to change except for new employees. All values below are daily or weekly averages as noted:

Incoming Recycling Trucks:

- Commercial Recycling 9 per day
- Roll-off Recycling 11 per day

Incoming Trucks with C & D:

- Roll-off Trucks 4 per day
- Special Pick-up Trucks 1 per day

Out-Going Transfer Trucks:

- Scheduled Tractor Trailers 6 to 8 per week
- On-call Tractor Trailers 3 to 4 per week
- Single Stream 100 CY Trailer 3 per week
- C & D 100 CY Trailer 1 per week

MSW Collection Trucks:

- Trucks that Leave & Return once per day 14 per day

Other Vehicles:

- Employee Vehicles: 96 Employees Twice per day 192
- Visitor & Delivery Vehicles 10 per day
- Service Vehicles 5 per day

Parking For:

- 96 Passenger Vehicles
- 46 Trash/Recycling Trucks

- 7 Tractors
- 12 Roll-off Trucks

Hours of Operation:

- | | |
|-------------------|---------------------|
| • Monday – Friday | 6:00 AM to 6:00 PM |
| • Saturday | 7:00 AM to 12:00 AM |
| • Sunday | Closed |

MINUTES OF A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWN OF DEWITT

December 1, 2022

A regular meeting of the Planning Board of the Town of DeWitt, New York was held at the Town Offices, 5400 Butternut Drive, DeWitt, New York, on December 1, 2022 at 7:00 p.m. The meeting was also accessed remotely through Zoom technology and in accordance with New York Open Meetings Law.

There were present:

Peter Webber, Chairperson
Kathy Kotz
Kevin Porter
Joe Mueller
Doug Arena
Leif Kallquist
Nathan Brown

There was a quorum of the members of the Planning Board present. Also present were Jamie L. Sutphen, Attorney; Doug Miller, Town Engineer; and Terry Brown, Interim Director of Planning and Zoning attended the meeting. Peter Webber was Chairperson of the meeting and Jamie L. Sutphen acted as Secretary.

Ms. Kotz made a motion seconded by Mr. Mueller to approve the minutes of the November 10, 2022. The motion carried with all members voting in favor. Subject to not just Architectural review – architects were not

There was 1 work session on November 29th: Ethan Allen project. There are currently no work sessions scheduled for the next agenda meeting.

Ethan Allen – PB-614-21
3409 Erie Boulevard
Change of Use
Tax Map #: 053.-05-03.1
(10 Minutes)

Representative for applicant was present in person, and Ray Trotta was present, online. The Chief of the Fire Department and Highway supervisor had comments on Road closure, and they have been addressed in general in this proposed plan. There will be final comments. There will likely be a two-part approval. Likely an Easement in favor of the Town on the turnaround and approve the site plan and then the road later, but the approval will have a “ready” plan so that the road closure can happen should that be a decision of the Town Board.

Question regarding Talbots right of way is also something that will be on the table in the future. There was discussion about procedure and notification of neighbors. A list of neighbors beyond the usual notice provision has been compiled and reviewed by Doug Miller and the Town Clerk will send the Notice; or applicant – that will be confirmed.

Mr. Brown made a motion, seconded by Mr. Porter, to call for an informational Public Hearing on December 15, 2022 at 7:05 pm for the purposes of obtaining continued public feedback on a recommendation to the Town Board for the potential closure of part of Dewey Ave., in connection with this proposed project.

The motion carried with all members voting in favor.

Syracuse Haulers – PB-644-22
Subdivision Review
6223 Thompson Road
Tax Map #: 033.-04-13.1
(10 Minutes)

The applicant was present at the meeting. The subdivision was shown and discussed. Mr. Webber made a motion, seconded by Mr. Brown to approve the subdivision plan entitled Thompson Corners, LLC by Ianuzi and Romans dated March 15, 2022, as presented with the following findings and conditions:

1. This is a Simple Division of land under the Code as no new lots are created; this involves the removal of a lot line to create a single lot.
2. The creation of single lot cleans up the project so that the entirety of the Syracuse Haulers improvements, a single project, is located on a single lot as required by the Code.
3. Accordingly, and in light of the above, this Board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created and there is no public interest in this lot line adjustment.
4. This Board has reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for this subdivision and site plan approved same date.
5. Applicant must file the subdivision map in the Onondaga County Clerk's Office in accordance with the rules of Onondaga County and provide a copy of the stamped filed map with the Town of DeWitt Department of Planning and Zoning.

The motion carried with all members voting in favor.

Syracuse Haulers – PB-644-22
Amended Site Plan Review
6223 Thompson Road
Tax Map #: 033.-04-13.1
(5 Minutes)

The plan was shown and reviewed. The process was explained. The elevations were shown and discussed.

Mr. Webber made a motion, seconded by Mr. Kallquist to approve the site plan last dated March 15, 2022 plus amended additional plans as a site plan amendment with the following findings and conditions:

This Board has reviewed the OCPB referral dated November 30, 2022 which contains a modification relating to traffic. This Board accepts the modification to the extent that any reasonable requirements of the DOT relating to this project must be complied with. This Board issues a negative SEQRA.

The subdivision approved by this Board this date must be completed and filed in accordance with the approval.

This approval is made with the further condition that this approval is for plans and other submitted documents "Site Plan Documents" that have been signed by the Planning Board Chairperson and the applicant and requires that all of the work shown be completed by the applicant in order for a Certificate of Occupancy or Compliance to be issued. Any proposed changes, additions or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review pursuant to Town of DeWitt Code Section 192-122.

The motion carried with all members voting in favor.

6290 Jamesville Toll Road
Subdivision/Lot Line Adjustment in a Residential-2 District
Tax Map #: 079.-03-02.0
(5 Minutes)

Plan by Cottrell dated 9/22/2022 shown. This is a simple division. Mr. Webber made a motion, seconded by Mr. Mueller to approve the subdivision plan as presented by owner Vakil Abdullayev with the following findings and conditions:

1. This is a Simple Division of land under the Code as this involves movement of a lot lines between two properties.
2. The lots line adjustment does not create any new/separate lots but allows Lot 1 to be of a configuration more suitable for residential development, for the convenience of the owner.

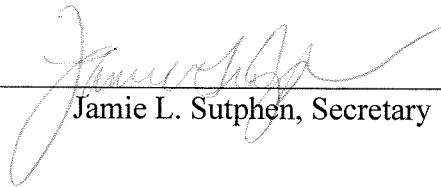
3. Accordingly, and in light of the above, this Board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created and there is no public interest in this lot line adjustment.

4. This Board has reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for the project, finding no significant adverse environmental impacts from the lot line adjustment.

5. Applicant must file the subdivision map in the Onondaga County Clerk's Office in accordance with the rules of Onondaga County and provide a copy of the stamped filed map with the Town of DeWitt Department of Planning and Zoning.

The motion carried with all members voting in favor.

Mr. Brown made a motion, seconded by Mr. Porter to adjourn meeting and the meeting adjourned at 7:30 p.m.



Jamie L. Sutphen, Secretary



Empire Polymer Solutions, LLC
Empire Polymer Holdings, LLC

7528 State Fair Blvd
Baldwinsville, NY 13027
(315) 400-3510

www.EmpirePolymerSolutions.com

January 5, 2023

Robert Petrovich, Director
Office of Economic Development
Onondaga County
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

RE: IDA Project # 3101-20-19A
Project End Date: 01/31/2023

Dear Robert,

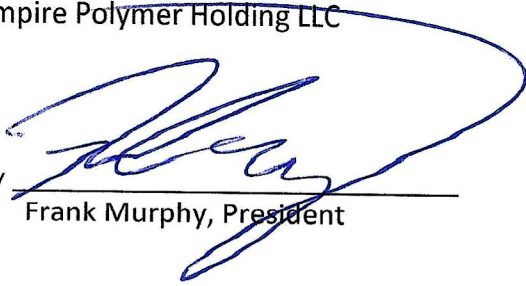
We are writing to formally request an extension of time to complete the above referenced IDA Project to December 31, 2023, as well as a \$1,200,000 budget increase. We have included a worksheet of costs to date with Budget revisions.

Now that we are well into the project, we realize that a budget increase is necessary due to the significant increase in construction costs since this project started in January 2019. We have also added to the project with new exterior windows, lighting, paved road, and a truck scale.

Since our ST-60 expires on January 31, 2023, we would appreciate it if we could attend your January 19, 2023 Board meeting to present this request.

We thank you for considering this matter and look forward to hearing from you.

Sincerely,
Empire Polymer Solutions LLC
Empire Polymer Holding LLC

By 
Frank Murphy, President

EMPIRE POLYMER HOLDINGS (EPH)
EMPIRE POLYMER SOLUTIONS (EPS)
PROJECT COSTS AND FINANCES
PROJECT # 3101-20-19A

		2022			
DESCRIPTION OF COSTS	TOTAL BUDGET AMOUNT	CUMULATIVE TOTAL		Proposed Increase \$1.2 million	REVISED BUDGET AMOUNT
		TOTAL ACTUAL COSTS through 12/31/22			
Land / Bldg Acquisition	\$ 560,000	\$ 525,000.00	\$ (35,000)	\$ 525,000	
Site / Demo Work					
Remediation & Demolition		\$ 549,138.34			
Drainage		\$ 39,886.58			
Sanitary Sewer		\$ 71,611.93			
Truck Scale		\$ 33,227.34			
Easements / Right of Way		\$ 7,861.20			
Tree Removal / Landscaping / Parking Lot		\$ 451,649.49			
Total Site / Demo Work	\$ 618,262	\$ 1,153,374.88	\$ 631,738	\$ 1,250,000	
Bldg Construction & Renovation					
Bldg Renovations		\$ 1,062,826.08			
Electrical Upgrades		\$ 1,513,161.85			
Fire Protection System		\$ 531,291.05			
Roof		\$ 459,734.18			
HVAC		\$ 324,152.88			
Lighting		\$ 234,707.04			
Loading Docks		\$ 286,163.34			
Plumbing		\$ 136,455.87			
Railroad Spur		\$ 85,115.87			
Security / Structural Scan Sys		\$ 61,985.99			
Water		\$ 31,210.05			
Construction Expenses (Dumpster, Hydrant rental, Field Office Temp Payroll, etc.)		\$ 83,421.29			
Permits		\$ 19,548.00			
Construction Management		\$ 194,251.32			
Total Bldg Construction & Renovation	\$ 5,271,948	\$ 5,024,024.81	\$ 742,262	\$ 6,014,210	
Furniture & Fixtures	\$ 50,000	\$ 12,202.04	\$ (35,000)	\$ 15,000	
Equipment	\$ 150,000	\$ -	\$ (150,000)	\$ -	
Equipment - (NYS IDA Project Sales Tax Exempt)	\$ 150,000	\$ 215,111.79	\$ 66,000	\$ 216,000	
Engineering / Architects	\$ 135,000	\$ 188,140.57	\$ 65,000	\$ 200,000	
Financial Charges	\$ 50,000	\$ -	\$ (50,000)	\$ -	
Legal	\$ 50,000	\$ 1,250.00	\$ (25,000)	\$ 25,000	
Property Management	\$ 100,000	\$ 15,216.21	\$ (10,000)	\$ 90,000	
TOTAL PROJECT COSTS	\$ 7,135,210	\$ 7,134,320.30	\$ 1,200,000	\$ 8,335,210	
		\$ 7,134,320.30			
ST-60 Exempt Sales Tax			\$ 96,000		



ROBERT D. POYER
Direct Phone No.: (315) 565-4548
Direct Fax No.: (315) 565-4648
rpoyer@hancocklaw.com

January 10, 2023

Via E-Mail ONLY

Onondaga County Industrial Development Agency
333 West Washington Street, Suite 130
Syracuse, New York 13202
Attn.: Robert M. Petrovich, Executive Director

Syracuse Label Co., Inc.
200 Stewart Drive
North Syracuse, New York 13212
Attn.: Daniel Rosenbaum, Chief Financial Officer

Re: Consent to Dual Representation

Dear Bob and Dan:

The purpose of this letter is to request that both Onondaga County Industrial Development Agency (“**OCIDA**”) and Syracuse Label Co., Inc. (the “**Company**”) consent to our representation of OCIDA, as bond counsel, and as counsel to the Company in connection with certain modifications to OCIDA’s Six Million Six Hundred Thousand and 00/100 Dollars (\$6,600,000.00) Tax-Exempt Multi-Modal Revenue Bonds (Syracuse Label Co., Inc. Project), Series 2015 (Reissued) (the “**Bonds**”). OCIDA originally issued its bonds on December 16, 2015 to finance the construction and equipping of an approximately 55,000 sq. ft. facility to the Company’s existing corporate headquarters and manufacturing facility located at 200 Stewart Drive in Hancock Airpark in the Town of Cicero (the “**Project**”), and related financing costs. The original bonds were reissued by the Bonds on November 16, 2016. The Bonds, as reissued, were originally purchased, and are currently held, by M&T Bank (the “**Bank**”).

The Bank has notified the Company that the Bonds must be amended to change the interest rate provisions. The Bonds currently bear interest at a variable rate based on the United States Dollar London Bank Offered Rate (“**LIBOR**”) index. Commencing June 30, 2023, LIBOR will no longer be available as a valid interest rate index, so the Bonds and related financing documents must be amended to implement a new interest rate index known as the Secured Overnight Financing Rate, or “**SOFR**”. In addition, the Company has requested that the Bank: (i) release the Company and its personal property collateral from the general security agreement partially securing the Bonds; and (ii) consider extending the option date for the repurchase of the Bonds.

Hancock Estabrook, LLP (“**Hancock**”) has served as legal counsel to the Company for many years. Hancock has also served as bond counsel and conflicts counsel to OCIDA from time to time. Hancock served as OCIDA’s bond counsel, and as Company counsel, in connection with the original issuance of the Bonds in 2015 and the reissuance of the Bonds in 2016.

As counsel to the Company in connection with proposed Bond modifications, our services will include, among other things, preparation of board of directors’ resolutions authorizing the modifications, review of transaction terms proposed by the Bank, and related documents, advising the Company regarding legal and tax questions, performing due diligence reviews and other work necessary to support any legal opinion, as the Company’s counsel, that the Bank may require.

Our legal services as bond counsel in connection with the proposed Bond modifications will include preparing the OCIDA resolutions, legal notices (if required) and other proceedings necessary to properly authorize the Bond modifications, preparing the documents required to implement the Bond modifications agreed upon by the Company and the Bank, reviewing specific details regarding the Bond modifications to confirm that interest on the Bonds, remaining tax-exempt under applicable law, and rendering our legal opinion regarding the Bond modifications and their impact on the tax-exempt status of interest on the Bonds.

In accordance with our obligations under the New York Rules of Professional Conduct for attorneys, we advise you of the following:

In our capacity as bond counsel to OCIDA, we will not be involved in negotiating the terms of the Bond modifications or in other aspects of the financing where the interests of the Company and OCIDA are expected to be in conflict or adverse to each other. Moreover, the standard indemnification provisions in the Bond documents, running from the Company to OCIDA, lessen any potentially differing interests among the parties. Therefore, we believe that our firm can adequately represent the interests of both the Company and OCIDA, and that such representation will not adversely affect our independent judgment on behalf of the Company or OCIDA.

If at any time in the future it appears to us that the interests of the Company and OCIDA are, or could become, adverse, we will advise the Company and OCIDA accordingly. In that instance, we may have to withdraw from the representation of both the Company and OCIDA in the Bond modification transaction. Examples of situations where the interests of the Company and OCIDA may become adverse include: (i) disputes regarding the scope of the Company’s duty to defend and indemnify OCIDA with respect to claims that may arise as a result of OCIDA’s issuance or modification of the Bonds; and (ii) issues regarding the payment and collection of OCIDA fees and expenses relating to the Bonds. In our experience, the likelihood of these or any other conflicting situations arising is remote.

We further advise you that any information gained by us from the Company or OCIDA, in our capacity as counsel, may have to be shared with the other party in the event that

information is material to the other client as it relates to this transaction. Again, in our experience, that likelihood is remote. Should either the Company or OCIDA prohibit us from making such disclosures, we may have to withdraw as counsel for both parties.

If our dual representation is acceptable to you, please indicate your consent in the space provided below, and return a signed original to my attention. You should consider seeking independent counsel prior to signing.

If you require any additional information or would like to discuss this matter further, please call.

Very truly yours,

HANCOCK ESTABROOK, LLP



Robert D. Poyer

RDP/jsm

Agreed to this ____ day of January, 2023

**ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

By: _____
Robert M. Petrovich, Executive Director

Agreed to this ____ day of January, 2023

SYRACUSE LABEL CO., INC.

By: _____
Daniel Rosenbaum, Chief Financial Officer

Onondaga County Industrial Development Agency



Project Summary Draft

10/1/2021

1. Project	RPNY Solar 5, LLC	2. Project Number	0
3. Location	Manlius	4. School District	East Syracuse-Minoa School District
5. Tax Parcel(s)	055.-01-10.1	6. Project Type	New Construction/Solar

7.Total Project Cost	\$	2,418,575	8. Total Jobs	0
Land	\$	145,475	8A. Job Retention	0
Site Work	\$	85,000	8B: Job Creation	0
Building	\$	-	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	1,515,543		
Equipment Subject to NYS Production Exemption	\$	147,130		
Engineering/Architecture Fees	\$	61,533		
Financial Charges	\$	50,000		
Legal Fees	\$	15,000		
Other- Solar Installation Labor	\$	398,895		

Cost Benefit Analysis

RPNY Solar 5, LLC

Fiscal Impact (\$)

Abatement Cost	\$	224,192
Sales Tax	\$	55,340
Mortgage Tax	\$	12,200
Property Tax Relief (PILOT)	\$	156,652
New Investment	\$	2,979,452
PILOT Payments	\$	94,345
Project Wages (10 years)	\$	-
Construction Wages	\$	435,300
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	2,418,575
New Sales Tax Generated	\$	-
Agency Fees	\$	31,232
Agency Legal Fees	\$	6,046

Benefit:Cost Ratio

13 :1

Project Description

RPNY Solar 5, LLC is proposing a 1.6 MW Solar energy system farm located on 6.95 acres in the Town of Manlius.