

PURCHASE OF REAL PROPERTY

SEQRA RESOLUTION

A regular meeting of the Onondaga County Industrial Development Agency (the "Agency") was convened in public session on April 10, 2025, at 8:30 a.m., local time, at 335 Montgomery Street, 2nd Floor, Syracuse, New York.

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT: Patrick Hogan
Janice Herzog
Susan Stanczyk
Elizabeth Dreyfuss
Cydney Johnson
Fanny Villarreal

ABSENT: Garard Grannell

ALSO PRESENT: Robert M. Petrovich, Executive Director
Jeffrey W. Davis, Esq., Agency Counsel
Amanda M. Fitzgerald, Esq., Agency Counsel

The following resolution was offered by Janice Herzog, seconded by Susan Stanczyk, to wit:

RESOLUTION OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY DETERMINING THAT THE ACQUISITION OF PROPERTY WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York (the "State"), to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency believes acquiring property that becomes currently available can spur economic development by eliminating property acquisition time and costs for developers with the ability to bring various industries to Onondaga County; and

WHEREAS, certain persons (each a “Seller” and collectively, the “Sellers”) own certain parcels of real property located in the Town of Clay, County of Onondaga (each a “Property” collectively, the Properties); and

WHEREAS, the Properties consist of certain parcels of real property located (i) on Stearns Road (Tax Map Nos. 064.-01-12.1, 064.-01-12.4 and 077.-01-14.1), (ii) at 5236 State Route 31 (Tax Map No. 064.-01-10.0), (iii) at 8538 Caughdenoy Road (Tax Map No. 064.-01-06.2), and (iv) 8554 Caughdenoy Road (Tax Map No. 064.-01-07.2); and

WHEREAS, the Sellers have each submitted to the Agency a purchase and sale contract (each a “Purchase Agreement” and collectively, the “Purchase Agreements”) specifying the terms and conditions pursuant to which each Seller would agree to sell its respective Property to the Agency; and

WHEREAS, the Executive Director has negotiated each Purchase Agreement with the guidance of Agency counsel and finds the terms to be fair and satisfactory for the Agency; and

WHEREAS, the Agency desires to purchase the Properties from the Sellers pursuant to the terms of the Purchase Agreements (together, the “Project”); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), the Agency is required to make a determination with respect to the environmental impact of any Type I or Unlisted “action” (as defined by SEQRA) to be taken by the Agency, and the acquisition of the Properties constitutes such an action; and

WHEREAS, an Environmental Assessment Form (the “EAF”) has been prepared to aid the Agency in determining whether the acquisition of the Properties may have a significant effect upon the environment; and

WHEREAS, the action is limited to the acquisition of the Properties; and

WHEREAS, any consideration of potential impacts associated with any future development of the Properties at this time would be purely speculative as there is no current application pending before the Agency to develop the Properties; and

WHEREAS, acquisition of the Properties does not commit the Agency to any future action or development of the Properties; and

WHEREAS, any future project or development that includes the Properties will be required to undergo a complete and thorough environmental review pursuant to SEQRA; and

WHEREAS, the Agency's present environmental review of the acquisition of the Properties will therefore be no less protective of the environment due to the project specific SEQRA review that would be necessary concerning any future development of the Properties.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

(1) Based upon an examination of the EAF prepared for the action, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the Properties, and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:

(a) The Project consists of the components described above;

(b) The Project constitutes an "Unlisted" action (as said quoted term is defined in SEQRA);

(c) The Project (1) does not direct any subsequent development or commit the Agency to future actions, (2) potential future development, if it were to occur, would be dependent upon environmental conditions and other factors that are currently unknown, and (3) the Agency's review of the Project will be no less protective of the environment since any potential future development of the Properties must undergo a thorough environmental review pursuant to SEQRA;

(d) The Agency, acting as "Lead Agency" (as said quoted term is defined in SEQRA), hereby determines that the Project will not have a significant adverse effect on the environment, and the Agency will not require the preparation of an Environmental Impact Statement with respect to the Project; and

(e) As a consequence of the foregoing, the Agency has prepared a Negative Declaration with respect to the Project, a copy of which is attached hereto as Exhibit "A".

(2) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

(3) The Agency's counsel is hereby authorized and directed to distribute and file this Resolution in accordance with the requirements of SEQRA.

(4) This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Patrick Hogan	X		
Garard Grannell			X
Janice Herzog	X		
Cydney Johnson	X		
Elizabeth Dreyfuss	X		
Susan Stanczyk	X		
Fanny Villarreal	X		

The foregoing resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

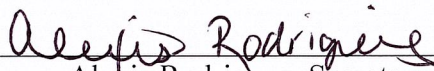
I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on April 10, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of April, 2025.

(SEAL)



Alexis Rodriguez, Secretary

Exhibit A

Project : Date :

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

An evaluation of the magnitude and importance of project impacts was completed. None of the questions or topics in Part 2 resulted in the identification of potential moderate to large impacts that may occur as a result of the proposed action. The proposed action involves the purchase of private property by OCDIA. No significant adverse environmental impacts have been identified through Part 1 and Part 2 completion and review.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
The Project (1) does not direct any subsequent development or commit the Agency to future actions, (2) potential future development, if it were to occur
would be dependent upon environmental conditions and other factors that are currently unknown, and (3) the Agency's review of the Project will be no less
protective of the environment since any potential future development of the Properties must undergo a thorough environmental review pursuant to SEQR

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Onondaga County Industrial Development Agency as lead agency that:

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

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

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

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

Name of Action: Onondaga County Industrial Development Agency Property Acquisitions

Name of Lead Agency: Onondaga County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Robert Petrovich

Title of Responsible Officer: Deputy County Executive

Signature of Responsible Officer in Lead Agency:



Date: 4/10/25

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Robert Petrovich, Onondaga County Industrial Development Agency

Address: 335 Montgomery Street, Floor 2M

Telephone Number: (315) 435-3770

E-mail: robertpetrovich@ongov.net

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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