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

Meeting Agenda
March 9, 2021

8:00 AM Call to Order the Audit Committee
8:05 AM Call to Order the Annual Meeting
8:10 AM Call to Order the Regular Meeting

A. Approval of Minutes-January 20, 2021 & February 9, 2021
B. Treasurer's Report
C. Payment of Bills
D. Conflict of Interest

Action Items

1. **Audit from Grossman St. Amour**
   Presentation of Audit

   Agency Action Requested:
   a. A Resolution of the Board approving the 2020 Audit of the Agency.

   Representative: Mike Lisson, Auditor, Grossman St. Amour

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

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

   Representative: Joseph Market, President and Owner, DL Manufacturing

3. **OYA Camillus A LLC (3101-20-16 C) Second Meeting**
   OYA Camillus a LLC is proposing the construction of 5 megawatt solar project in the Town of Camillus. The applicant is requesting exemption from certain sales and use taxes, real property taxes, real estate transfer taxes.

   Agency Action Requested:

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

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

4. **OYA Camillus B LLC (3101-20-17D) Second Meeting**
   OYA Camillus B LLC is proposing the construction of 5 megawatt solar project in the Town of Camillus. The applicant is requesting exemption from certain sales and use taxes, real property taxes, and real estate transfer taxes.

   Agency Action Requested:

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

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

5. **SSC Lysander, LLC (3101-2-21A) Meeting to Modify**
   SSC Lysander, LLC is requesting consent to sell the membership interest in the company.

   Agency Action Requested:
   a. A Resolution of the Board consent to the sale of a controlling interest in SSC Lysander LLC to GSRP Development Company X LLC.

   Representative: John Switzer, Managing Member, SMT Energy

6. **Brolex Plank Road LLC (3101-21-03A) Initial Meeting**
   Brolex Plank Road, LLC is proposing to construct two 24-unit apartment buildings in the Town of Clay. The applicant is requesting exemption from certain sales and use taxes, and mortgage recording tax.

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

   Representative: Brandon Jackson, Managing Member and Jason Mehl, Project Manager, Brolex Plank Road

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

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

   Representative: Charles Breuer, Manager, Hueber-Breuer

8. **Ultra Dairy, LLC Easement Consent**
   The County has requested that the Agency enter into an easement in connection with the Ultra Dairy, LLC project.

   Agency Action Required:
   a. A Resolution of the Board authorizing the execution of an easement.

   Representative: Robert Petrovich, Executive Director, OCIDA

9. **Roth Steel Update**
   Recent developments at the Roth Steel Site.

   Representative: Robert Petrovich, Executive Director, OCIDA

Executive Session/Legal Advice

10. **Purchase Contract Execution**
    Authorization to enter into four purchase contracts for property.

    Agency Action Requested:

    a. A Resolution of the Board to authorize adoption of SEQRA determination.
    b. A Resolution of the Board authorizing the Executive Director to enter in four purchase contracts and any related documents with respect to four parcels of property.

    Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Special Meeting Minutes
January 20, 2021

A special meeting of the Onondaga County Industrial Development Agency was held on Wednesday, January 20, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 9:00 am with the following:

PRESENT VIA TELECONFERENCE:
Patrick Hogan
Janice Herzog
Victor Ianno
Sue Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:
Steve Morgan

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

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

CONFLICT OF INTEREST DISCLOSURE

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

OCIDA COVID-19 SMALL BUSINESS GRANT

Robert Petrovich stated the resolution is to approve the round of grants that is before the Board today totaling about $38,953. He stated the applications have been reviewed with counsel to make sure they comport with the statute as prescribed. He stated all of that has passed muster and these expenses have been deemed appropriate. He stated the grant amounts have been put forward to the Board for consideration and approval.

Victor Ianno asked why one applicant is requesting about $8,000 and another is for only $1,300. Patrick Hogan stated a lot of restaurants have to get air purifiers, dividers and things like that that are fairly expensive in order to open.

Victor Ianno asked how do people hear about this grant and why don't we have more applicants. Sue Stanczyk stated the County Executive pushes this at his press briefings to let people know. She stated any time a business has been affirmed, has a complaint against or some kind of investigation, one of the first things done is we allow them the opportunity to apply for these grants to help fix some of their issues. She stated they are urged to apply for a grant to help pay for some of the items or equipment they need. She stated it is advertised through the press briefing, it is on the website and any time they call the County Executive's office. She stated they did a break down on the number of calls and they have done 10,000 emails since March on how to open and affirm. She stated Carolyn Evans-Dean, Len Rauch and Karen Doster have handled about the same number in their office. Carolyn Evans-Dean stated when the program was first rolled out the City of Syracuse had a similar program so businesses that may have been located in the City were eligible to apply for their program. She stated the way the legislation was written no one business can accept funds from more than one IDA and as these are IDA funds someone who received City of Syracuse funds was not able to receive County funds.

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

Patrick Hogan stated he would like to thank the staff who put this special meeting together and the board members who took time out of their busy day to attend this meeting. He stated this money is desperately needed by all small businesses. He stated he specifically would like to thank the county executive's office for promoting and pushing this forward. He stated a lot of people in the county appreciate these efforts.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 9:07 am. Motion was carried.

_____

Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

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

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

Patrick Hogan called the meeting to order at 8:07 am with the following:

PRESENT VIA TELECONFERENCE:
Patrick Hogan
Janice Herzog
Sue Stanczyk
Kevin Ryan
Victor Ianno
Fanny Villarreal

ABSENT:
Steve Morgan

ALSO PRESENT:
Robert M. Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Onondaga County Economic Development
Amanda Fitzgerald, Barclay Damon Law Firm
Jeff Davis, Barclay Damon Law Firm
Robert Murray, Harris Beach Law Firm
Glenn Mackay, OYA Camillus A & B LLC
Timothy Pecci, Dain Torpey
Tony Mancuso, Milton CAT
Jeremy Speich, Harris Beach Law Firm

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

APPROVAL OF REGULAR MEETING MINUTES – DECEMBER 8, 2020, JANUARY 12, 2021 AND JANUARY 12, 2021 ORGANIZATIONAL MEETING

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the regular meeting minutes of December 8, 2020, January 12, 2021 and January 12 Organizational meeting. Motion was carried.

TREASURER'S REPORT

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

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of January 2021. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #452.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #452 for $67,115.07 and PILOT payments to the Town of Cicero for $25,225.51, Town of Clay for $29,935.00, Town of Dewitt for $220,555.54, Town of Elbridge for $81,972.00, Town of Geddes for $393.22, Town of Lysander for $90,346.00, Town of Onondaga for $2.32, Town of Salina for $93,819.86, Town of Skaneateles for $35,782.33, Town of Van Buren for $111,339.00, Village of Baldwinsville for $58,110.00, Village of Liverpool for $4,127.00, Village of Solvay for $3,128.56, Baldwinsville Central School District for $583,995.00, East Syracuse Central School District for $914,373.72, Jamesville Dewitt Central School District for $74.62, Jordan Elbridge Central School District for $444,141.00, Liverpool Central School District for $174,597.00, Lyncourt Union Central School District for $461,652.43, North Syracuse Central School District for $312,481.69, Solvay Union Central School District for $6,577.23, Syracuse Central School District for $51,450.00, West Genesee Central School District for $230,995.00, City of Syracuse for $28,628.86 and Onondaga County for $1,158,468.85. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

CF ANACONDA SYR LLC

Robert Petrovich stated the original sales tax allocation was put forward via Trammel Crow, TC Syracuse Development Associates. He stated subsequent to that CF Anaconda came into the

conversation as being a project principle and now because of some allocations of equipment expenditures Amazon and CF Anaconda are coming forward on a division of the sales tax.

Robert Murray stated the original application included the purchase of certain machinery, equipment and robotics. He stated the total spend for sales tax was about $250,00,000 and $100,000,000 of that figure was for the robotics, machinery and equipment. He stated that it now has been confirmed that the $100,000,000 will go on the tenant ledger and the tenant will be making those expenditures. He stated as a result of the request, it is no longer contemplated that the spend would be by CF Anaconda. He stated the request is to take the same already approved expenditure and move it over to the tenant and authorize the tenant to make sales tax exempt purchases in the total amount of $100,000,000. He stated the Agency approved a total sales benefit of $20,000,000 and that is not changing but what is changing of that $20,000,000 is the allocation of it. He stated $12,000,000 will stay with the landlord and $8,000,000 will be to the tenant.

Nancy Lowery stated a public hearing was held in January and there were no recorded comments or written comments.

Robert Petrovich stated the resolution will be for approval and asked if subsequently any documentation will paper this over in terms of allocation. Jeff Davis stated yes and the change in allocation will be documented should the board approve this. He stated this entire project was reviewed for SEQR purposes and this is a diminimous change to what was previously reviewed so there is nothing further to do from a SEQR standpoint.

Robert Petrovich stated there is no change in the aggregate benefit and it is just a different allocation. Jeff Davis agreed.

Patrick Hogan stated this is nothing unusual and we have done this with other projects. He asked if this is a template that Amazon follows in other parts of the country. Robert Murray stated yes and when the application was submitted the tenant was not secured but the costs for the robotics anticipated were approved so the allocation is happening after the initial approval.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing allocating a portion of the sales and use tax exemption granted to CF Anaconda SYR LLC to Amazon.com Services LLC. Motion was carried.

OYA CAMILLUS A LLC – INITIAL MEETING

Glenn Mackay stated the OYA Camillus A and B are immediately adjacent to one another located at 6327 Van Alstine Road in the Town of Camillus. He stated they are each proposed to be 5 megawatt facilities which is in or around 35 acres each in a fenced in area. He stated they leased a single 279 acre lot which they are currently in the process of subdividing for the purpose of installing these two projects. He stated they have completed all field studies and obtained all agency concurrences including the US Army Corp, DEC and US Fish and Wildlife. He stated they are currently in the final stages of permitting with the Town of Camillus and they expect to obtain SEQR Negative Declaration on both projects in March as well as the special use permits. He stated they have already signed their interconnection agreements with both projects with the National Grid and detailed construction engineering is beginning. He stated they are requesting a PILOT as well as some sales and use tax abatements.

Patrick Hogan asked if OYA will have to go to the Town of Camillus Board to get the special use permit and if the property has to be subdivided to make it work. Glenn Mackay stated yes. Patrick Hogan asked Mr. Mackay to let the Board know how it goes.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing a public hearing for the OYA Camillus A LLC Project. Motion was carried.

OYA CAMILLUS B LLC – INITIAL MEETING

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing a public hearing for the OYA Camillus B LLC Project. Motion was carried.

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

Robert Petrovich stated the Milton Cat project is located in the City of Syracuse and they are looking to locate a new facility in Cicero. He stated the application indicated they were not abandoning a site in the City for another site in the County. He stated they are going to maintain some presence on Ainsley but they are going to sell one building and keep another. He stated this is a "cleanup matter" with respect to the application and wanted to make sure the Board was aware. He stated abandonment letters were sent to the City of Syracuse. He stated early on in the process and through discussions with staff in the City of Syracuse Economic Development Department and SIDA, they are fully aware and the mayor was briefed on this. He stated they are supportive of this project with what they are purporting to do with respect to moving to Cicero, selling a building on Ainsley and maintaining a building on Ainsley for future operations.

Jeff Davis stated the resolution before the Board is a reaffirmation reauthorization resolution of the Board's prior approval. He stated the project is already underway with the SEQR determination and there is no change or need to address SEQR any further. He stated it is just reapproving the prior authorizing resolution now that the abandonment notices have gone out and that issue has been addressed.

Amanda Fitzgerald stated this also reaffirms what was already discussed in a previous meeting that Southworth Milton Inc. will initially own and sell the project and then sell to the related entity, Milton Real Properties of Massachusetts LLC. She stated the approval for that sale is built into the resolution.

Patrick Hogan asked if the reason for the move is to expand the business. Tony Mancuso stated yes. He stated it is to expand and give them room to run the operation.

Patrick Hogan stated the Ainsley area is still a viable business park and he is glad they were successful there and he wishes them success in Cicero.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide and an assignment and

lease transaction between Milton Real Properties of Massachusetts, LLC & Southworth-Milton Inc. d/b/a Milton CAT project. Motion was carried.

EXECUTIVE SESSION/LEGAL ADVICE

Jeff Davis stated the Board needs to go into executive session so they should entertain a motion to go into executive session pursuant to public officer's law Section 105 to discuss the proposed acquisition of four parcels of land of which the discussions need to be in executive session because they could substantially affect the value of the land. He stated the request is to go into executive session to have those discussions.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board went into executive session. Motion was carried.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned executive session. Motion was carried.

Jeff Davis stated the Board went into executive session to discuss the potential acquisition of four parcels of land. He stated as part of that and a prerequisite of that an environmental assessment form was prepared for each parcel and reviewed by agency counsel and staff. He stated as a result the recommendation is the issuance of a negative declaration with regard to each acquisition. He stated before the Board are four separate resolutions that walk through the issuance of SEQR negative declaration prior to any further action. He stated pursuant to SEQR the Agency is required to make a determination with respect to the environmental impact or unlisted action. He stated the environmental assessment form has been prepared by the Agency to determine whether the acquisition of the property may have a significant effect on the environment. He stated the action is limited to the acquisition of the property and the Agency does not have a project before it concerning the use of the property and the Agency has no current or proposed plan to develop the property. He stated since the Agency currently has no product before it or plans to develop the property any consideration or impact associated with future development of the property at this time would be purely speculative. He stated should the property be made available at some future date by the Agency for development, that future project or development would be required to undergo full thorough environmental review according to SEQR. He stated accordingly each resolution states that the project (the project is

the acquisition of the land) constitutes an unlisted action that does not direct any subsequent development or commit the Agency to future actions. He stated if potential future development were to occur it would be dependent upon environmental conditions and other factors that are currently unknown and the Agency's review of the project would be no less protective of the environments since any future development of the property must undergo a thorough environmental review pursuant to SEQR at that time. He stated the Agency acting as the lead agency thus has determined that the project, i.e. the acquisition of the land, does not have a significant adverse effect on the environment and the Agency will not require the preparation of an environmental impact statement. He stated the four resolutions all state that same regard. He stated if everyone is in agreement the request is an omnibus vote on the approval of the four resolutions before the Board issuing a negative declaration for each one of the proposed acquisitions of land.

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

(Janice Herzog left the meeting.)

PURCHASE CONTRACT EXECUTION

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

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 9:05 am. Motion was carried.

_____

Nancy Lowery, Secretary

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

February 28, 2021

Revenue / Expense / Income	Current Period	Current YTD	2021 Budget Amount	Current YTD Change to Budget
Operating Revenue	1,717	76,732	1,646,000	(1,569,268)
Administrative Expense	42,921	55,802	1,008,000	(952,198)
Operating/Program Exp.	7,370	20,244	638,000	(617,756)
Net Ordinary Income	(48,575)	686	-	686

Current Assets	Current YTD	Prior YTD
Total Cash	5,770,146	1,859,408
Less Pass Through Received	751,937	-
Available Cash	5,018,208	1,859,408
Receivables (less pass through rec.)	223,524	970,914
Grant Reimbursements	-	268,733
Total	5,241,732	3,099,055

Reserve for Contracts	
County Operations 2021	952,198
333 W. Washington St 2021 Rent	65,000
OBG WPCP CO #4 Additional Studies	442,248
JMT 800 Hiawatha Engineering	12,806
CNYIBA Consulting Services Agreement 2021	35,000
Barclay Damon WPCP Options	100,000
Total	1,607,253

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

Onondaga County Industrial Development Agency

Profit and Loss

February 2021

	TOTAL
Income	
500 Operating Revenue	
2410 Lease Income	1,500.00
Total 500 Operating Revenue	**1,500.00**
501 Non-Operating Revenue	
2401 Interest Income	217.05
Total 501 Non-Operating Revenue	**217.05**
Total Income	**$1,717.05**
GROSS PROFIT	**$1,717.05**
Expenses	
6400 Operating Expense	
6407 Administrative Expense	42,921.40
6408 Board Mtg Exp	61.44
6410 Office Expense	321.26
6414 Marketing	487.50
Total 6400 Operating Expense	**43,791.60**
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	6,500.00
Total 6510 White Pine Commerce Park	**6,500.00**
Total 6500 Agency Program Expenses	**6,500.00**
Total Expenses	**$50,291.60**
NET OPERATING INCOME	**$ -48,574.55**
NET INCOME	**$ -48,574.55**

Onondaga County Industrial Development Agency

Balance Sheet

As of February 28, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	4,888,727.47
200.2 Cash - M & T Money Maker Savings	890,325.90
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	**5,770,145.55**
Total Bank Accounts	**$5,770,145.55**
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Agency Fees	502,169.62
Total 380 Accounts Rec.	**502,169.62**
Total Accounts Receivable	**$502,169.62**
Other Current Assets	
391 Long Tern Receivable	222,024.00
Total Other Current Assets	**$222,024.00**
Total Current Assets	**$6,494,339.17**

Onondaga County Industrial Development Agency

Balance Sheet

As of February 28, 2021

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	1,520,401.50
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	**506,689.15**
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	**67,049.42**
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	**1,163,231.71**
Total 101 White Pines Commerce Park	**3,327,146.03**
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	**651,505.08**
107 800 Hiawatha	604,840.42
Total 100 Land	**4,583,491.53**
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	1,432.40
Total 104 Machinery & Equipment	**2,861.40**
211 A/D Office Furniture	-2,861.00
213 A/D Buildings	-65,068.00
Total Fixed Assets	**$4,518,423.93**
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	**$1,641.76**
TOTAL ASSETS	**$11,014,404.86**

Onondaga County Industrial Development Agency

Balance Sheet

As of February 28, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	562,669.16
600.205 Exp Pay Prev Period	134,824.31
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
Total 600 Accounts Payable	**723,085.81**
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	12,028.04
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	**86,091.74**
631 Due to Other Governments	
631.1 Towns	
631.11 Cicero	5,849.00
631.12 Dewitt	98,517.80
Total 631.1 Towns	**104,366.80**
631.3 Schools	
631.305 Baldwinsville	1.00
631.315 East Syracuse-Minoa	500,317.71
631.345 North Syracuse	36,338.00
631.356 Syracuse	-0.02
Total 631.3 Schools	**536,656.69**
631.4 Onondaga County	110,913.71
Total 631 Due to Other Governments	**751,937.20**
Total Other Current Liabilities	**$1,561,114.75**
Total Current Liabilities	**$1,561,114.75**
Total Liabilities	**$1,561,114.75**
Equity	
3900 Equity Unreserved	6,733,936.01
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,607,252.76
465 Equity - Unreserved	-1,234,423.76
Net Income	686.47
Total Equity	**$9,453,290.11**
TOTAL LIABILITIES AND EQUITY	**$11,014,404.86**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #453
March 9, 2021

GENERAL EXPENSES

1.	RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.	$	47,685.55
	Inv#1940003124, WPCP Engineering thru December 2020		
2.	BARCLAY DAMON LLP	$	4,651.76
	Inv#5109068 & 5109540, Roth & General Legal January 2021		
3.	FEDEX	$	43.83
	Inv#7-262-54290 & 7-277-77768, Shipping		
4.	ADVANCE MEDIA NEW YORK	$	116.00
	Public Hearing Notice, CF Anaconda Reallocation		
	TOTAL	**$**	**52,497.14**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #453
March 9, 2021

PILOT Payments

1.	TOWN OF CICERO	$	5,849.00
	G.A. Braun 2021 PILOT Payment		
2.	TOWN OF DEWITT	$	98,517.80
	2021 PILOT Payments		
3.	NORTH SYRACUSE CSD	$	36,338.00
	G.A. Braun 2021 PILOT Payment		
4.	EAST SYRACUSE MINOA CSD	$	500,317.71
	2021 PILOT Payments		
5.	ONONDAGA COUNTY	$	110,913.71
	2021 PILOT Payments		
	TOTAL	**$**	**751,936.22**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #453
March 9, 2021

COVID-19 Grant Payments

1.	4 SHER FITNESS, LLC	$	4,650.00
	1st and Final COVID 19 Grant Program Payment		
2.	BLARNEY STONE INN, LLC	$	8,615.00
	1st and Final COVID 19 Grant Program Payment		
3.	CNY KICKBOXING, LLC	$	1,100.00
	1st and Final COVID 19 Grant Program Payment		
4.	EASTSIDE KICKBOXING, LLC	$	1,559.00
	1st and Final COVID 19 Grant Program Payment		
5.	HARBOR ENTERPRISES OF SYRACUSE (THE PRESERVE)	$	5,265.00
	1st and Final COVID 19 Grant Program Payment		
6.	SYRACUSE SCHOOL OF GYMNASTICS	$	4,085.00
	1st and Final COVID 19 Grant Program Payment		
7.	TDL INC. (THE LITTLE GEM DINER)	$	5,105.00
	1st and Final COVID 19 Grant Program Payment		
8.	TROUNG, INC. (FAR EAST & ASIAN GROCERY)	$	1,391.00
	1st and Final COVID 19 Grant Program Payment		
9.	WILLIAM M. TUCKER MD PLLC	$	8,514.46
	1st and Final COVID 19 Grant Program Payment		
	TOTAL	**$**	**40,284.46**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
2/28/2021

DESCRIPTION	CONTRACT TERM	TOTAL CONTRACT	PORTION PAID	BALANCE OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-21-12-31-21	$1,008,000.00	$55,801.51	$952,198.49
333 W. WASHINGTON ST 2021 RENT	1-1-21-12-31-21	$65,000.00	$0.00	$65,000.00
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-21	$800,000.00	$357,752.13	$442,247.87
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	$25,000.00	$12,193.60	$12,806.40
BARCLAY DAMON WPCP OPTIONS	11/30/20-12-31-21	$200,000.00	$100,000.00	$100,000.00
CNYIBA CONSULTING SERVICES AGREEMENT	1-1-31-12-31-21	$35,000.00	$0.00	$35,000.00
		$2,133,000.00	$525,747.24	$1,607,252.76

ACCOUNTS RECEIVABLE
2/28/2021

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



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(A DISCRETELY PRESENTED COMPONENT UNIT OF THE COUNTY OF ONONDAGA, NEW YORK)

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

December 31, 2020 and 2019

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Table of Contents

Independent Auditor's Report	1-3
Management's Discussion and Analysis (Unaudited)	4-6
Financial Statements: Statements of Net Position - December 31, 2020 and 2019	7
Statements of Revenues, Expenses and Changes in Net Position - For the Years Ended December 31, 2020 and 2019	8
Statements of Cash Flows - For the Years Ended December 31, 2020 and 2019	9-10
Notes to Financial Statements	11-19
Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)	20-22

INDEPENDENT AUDITOR'S REPORT

The Board of Onondaga County
Industrial Development Agency

Report on the Financial Statements

We have audited the accompanying financial statements of the Onondaga County Industrial Development Agency (the Agency), a component unit of the County of Onondaga, New York (the County), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The Agency's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of December 31, 2020, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Report On Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The supplemental schedule of revenue bonds and other bonds (conduit debt obligations), as required by New York State General Municipal Law §859 (1) (b), are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental schedule of revenue bonds and other bonds (conduit debt obligations) is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedule of revenue bonds and other bonds (conduit debt obligations) is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2021, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulation, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.



Syracuse, New York
March 9, 2021

This section of the Onondaga County Industrial Development Agency's (the Agency), a discretely presented component unit of Onondaga County, New York (the County), annual financial report presents our discussion and analysis of the Agency's financial performance during the year ended December 31, 2020. It should be read in conjunction with the Agency's financial statements and accompanying notes.

FINANCIAL STATEMENTS

The annual financial report of the Agency consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements and footnotes. The Agency is a self supporting entity. The accounts are recorded in accordance with a proprietary fund type and consist of an enterprise fund. Proprietary fund type operating statements present increases and decreases in net position. The financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The Agency does not maintain separate fund accounts.

Condensed Comparative Financial Information

	Year Ended December 31,		
	2020	2019	2018
Cash and cash equivalents	$ 5,069,972	$ 2,206,148	$ 2,300,977
Receivables - Onondaga County	-	1,336,998	-
Accounts receivable	269,149	833,971	753,472
Grant receivables	-	268,734	268,734
Notes receivable	-	-	2,083
Capital assets	4,502,156	4,518,424	3,634,691
Total assets	9,841,277	9,164,275	6,959,957
Current liabilities	386,715	564,045	456,255
Total liabilities	386,715	564,045	456,255
Net Position:			
Net investment in capital assets	4,502,156	4,518,424	3,634,691
Unrestricted	4,952,406	4,081,806	2,869,011
Total net position	$ 9,454,562	$ 8,600,230	$ 6,503,702

FINANCIAL STATEMENTS (continued)

Condensed Comparative Financial Information (continued)

	Year Ended December 31,		
	2020	2019	2018
Operating revenues	$ 2,803,839	$ 3,550,992	$ 1,782,767
Operating expenses	1,951,084	1,462,500	2,827,856
Operating income (loss)	852,755	2,088,492	(1,045,089)
Other revenue	1,577	8,036	9,507
Change in net position	854,332	2,096,528	(1,035,582)
Net position - beginning of year	8,600,230	6,503,702	7,539,284
Net position - end of year	$ 9,454,562	$ 8,600,230	$ 6,503,702

Change in financial categories between the year ended December 31, 2020 and the year ended December 31, 2019 include the following:

- The Agency's total net position increased $854,332. Operating revenues exceeded operating expenses by $852,755 in the current year, a net decrease of $1,235,737 from prior year primarily due to one-time reimbursement from Onondaga County received in 2019 for $1,336,998 and from expenditures related to the White Pine Commerce Park which increased $494,447 compared to 2019.

- Total operating cash increased $2,067,195 due to current operations, which included an increase of cash from Agency fees of $1,182,664 and $1,336,998 from Onondaga County. The Agency spent $458,681 more in cash on operating expenses compared to the previous year, primarily related to the White Pine Commerce Park site.

- Operating Revenues decreased $747,153 in 2020 compared to an increase of $1,768,225 in 2019. This was primarily due to a $1,336,998 reimbursement from Onondaga County in 2019 which was based on a past agreement with Onondaga County. Overall Agency fees increased net $537,343 compared to 2019. Significant Agency fees included $1,625,000 from TC Syracuse Development Association; $356,713 from Ultra Dairy LLC, $316,115 from BWI Hotel Acquisitions and a write off of $488,642 from the Morgan Baldwinsville project which was not undertaken by the project owner.

- Operating Expenses increased $488,584 in 2020. Contractual support services with Onondaga County decreased $242,203 while development costs for the White Pine Commerce Park increased $489,332 compared to the previous year. In addition, new financial assistance grants were made in 2020 totaling $225,139 to help alleviate the economic damage that small businesses experienced as a result of the COVID-19 pandemic.

Analysis of Overall Financial Position and Results of Operations

The Agency is engaged in activities to support economic growth in Onondaga County, including job creation and retention, and increasing the net wealth of the County. The Agency does not receive any general appropriations from local, county or state government to support its operations. The Agency collects revenue for its operating purposes from the issuance of bonds and straight lease transactions and from interest on investments. In the year ended December 31, 2020, the Agency received $2,913,578 from agency and other fees, an increase of $1,025,985 from the prior year.

The Agency's staff services are provided by the Onondaga County Office of Economic Development. The Agency compensates the County for these services based on budgeted expenses; in 2020 the expenses totaled $413,546.

Capital Asset Administration

As of December 31, 2020, the Agency's investment in capital assets was $4,502,156, net of depreciation. The Agency's capital assets include the White Pine Commerce Park (WPCP, formerly known as the Clay Business Park), land, buildings and equipment. WPCP is a 339 acre undeveloped industrial park in the Town of Clay. The Agency acquired the land in the park for the purpose of attracting a large commercial/industrial project in the Town of Clay. Additionally, in 2015 the Agency acquired property on North Salina Street, in the City of Syracuse, and is leasing the premises to Onondaga Community College to house a workforce development training program. Finally, the Agency continued to invest in the rehabilitation of the real property at 800 Hiawatha Blvd, also in the City of Syracuse.

Contacting the Agency's Financial Management

This financial report is designed to provide Onondaga County citizens and taxpayers, and the clients of the Agency, with a general overview of the Agency's finances. If you have questions about this report or need additional financial information, contact the Executive Director, Onondaga County Industrial Development Agency, 333 West Washington Street, Suite 130, Syracuse, New York 13202.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Net Position

	2020	2019
ASSETS		
Current Assets		
Cash and cash equivalents - unrestricted	**$ 5,069,972**	2,206,148
Receivables - Onondaga County	**-**	1,336,998
Receivables - agency fees	**47,125**	611,947
Grant receivables	**-**	268,734
Total current assets	**5,117,097**	4,423,827
Non-Current Assets		
Receivables - other agency fees	**222,024**	222,024
Capital assets, net	**4,502,156**	4,518,424
Total noncurrent assets	**4,724,180**	4,740,448
Total assets	**$ 9,841,277**	$ 9,164,275
LIABILITIES and NET POSITION		
Current Liabilities		
Accounts payable	**$ 252,875**	$ 56,193
Due to Onondaga County	**-**	312,981
Due to other governments	**108,840**	194,871
Deposits	**25,000**	-
Total liabilities	**386,715**	564,045
Net investment in capital assets	**4,502,156**	4,518,424
Unrestricted Net Position	**4,952,406**	4,081,806
Total net position	**9,454,562**	8,600,230
	$ 9,841,277	$ 9,164,275

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Revenues, Expenses and Changes in Net Position

	Year Ended December 31,	
	2020	2019
Operating Revenue:		
Agency and other fees	**$ 2,424,936**	1,887,593
Reimbursement - Onondaga County	**-**	1,336,998
Pass-through income	**120,340**	2,910
Rent income	**11,000**	13,750
Grant revenue	**241,225**	130,119
Other income	**6,338**	179,622
Total operating revenues	**2,803,839**	3,550,992
Operating Expenses:		
Contractual support services - Onondaga County	**413,546**	655,749
General and administrative	**330,589**	278,994
Development costs	**501,806**	235,393
Financial assistance grants	**225,139**	-
Service contracts	**-**	12,500
Pass-through expense	**120,340**	2,910
Depreciation expense	**16,268**	16,267
Professional fees	**329,264**	240,980
Other expenses	**6,874**	5,703
Seminars and meetings	**7,258**	14,004
Total operating expenses	**1,951,084**	1,462,500
Operating Income	**852,755**	2,088,492
Non-Operating Income:		
Interest income	**1,577**	8,036
Change in Net Position	**854,332**	2,096,528
Net Position - beginning of the year	**8,600,230**	6,503,702
Net Position - end of year	**$ 9,454,562**	$ 8,600,230

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Cash Flows

	Years Ended December 31,	
	2020	2019
Cash Flows from Operating Activities		
Cash received for agency and other fees	**$ 2,989,758**	$ 1,807,094
Cash received for grants	**509,959**	130,119
Cash received for rent and other fees	**17,338**	193,372
Cash received and due to other governments	**1,250,966**	111,560
Cash received for deposit	**25,000**	-
Cash paid for economic development	**(457,628)**	(235,393)
Cash paid for service contracts	**-**	(12,500)
Cash paid for contractual support services	**(726,527)**	(655,749)
Cash payments for professional services	**(190,752)**	(237,590)
Cash payments for general and administrative expenses	**(345,449)**	(286,334)
Cash payment for financial assistance grants	**(196,287)**	-
Cash payments for other operating expenses	**(6,873)**	(5,703)
Cash paid for seminars and meetings	**(7,258)**	(13,824)
Net cash flows from operating activities	**2,862,247**	795,052
Cash Flows from Capital and Related Financing Activities		
Purchases of capital assets	**-**	(900,000)
Net cash flows from capital and related financing activities	**-**	(900,000)
Cash Flows from Investing Activities		
Net change in notes receivable	**-**	2,083
Net cash flows from investing activities	**-**	2,083
Cash Flows from Noncapital Financing Activities		
Net cash received for interest on notes outstanding	**1,577**	8,036
Net cash flows from financing activities	**1,577**	8,036
Change in Cash and Cash Equivalents	**2,863,824**	(94,829)
Cash and Cash Equivalents - beginning of year	**2,206,148**	2,300,977
Cash and Cash Equivalents - end of year	**$ 5,069,972**	$ 2,206,148

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Cash Flows (continued)

	Years Ended December 31,	
	2020	2019
Reconciliation of Operating Income to Net Cash Flows From Operating Activities:	**$ 852,755**	$ 2,088,492
Operating Income		
Adjustment to reconcile operating income to net cash flow from operating activities:		
Depreciation	**16,268**	16,267
Agency fee write off	**488,642**	-
Changes in:		
Accounts receivable	**76,180**	(80,499)
Receivables - Onondaga County	**1,336,998**	(1,336,998)
Grant receivable	**268,734**	-
Accounts payable	**196,682**	(37,494)
Due to Onondaga County	**(312,981)**	33,724
Due to other governments	**(86,031)**	111,560
Deposits	**25,000**	-
Net cash flows from operating activities	**$ 2,862,247**	$ 795,052

The accompanying notes are an integral part of these financial statements

1. Organization

The New York State Industrial Development Agency Act of 1969 provided for the use of industrial revenue bond financing for the expansion and growth of industry in New York State. The Onondaga County Industrial Development Agency (the Agency) was created in accordance with the provisions of this Act in 1970 by a resolution passed by the County of Onondaga, New York (the County) Legislature.

The Agency was formed to promote and develop the economic growth of the County and to assist in attracting industry to the County through bond and sale/leaseback financing programs and other activities. The Agency created under this Act is a corporate governmental agency constituting a public benefit corporation. The County Legislature appoints the entire governing board and there is a potential for the County to impose its will on the Agency, and as such, the Agency is a discretely presented component unit of the County based on the criteria set forth by the Governmental Accounting Standards Board (GASB).

2. Summary of Significant Accounting Policies

Measurement Focus and Basis of Accounting

The Agency operates as a proprietary fund. Proprietary funds utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities (whether current or noncurrent) and deferred inflows and outflows associated with their activities are reported. Fund equity is classified as net position.

The Agency utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or an economic asset is used.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Income Tax Status

The Agency is a governmental corporation, exempt from federal and state income taxes. New York State Public Authorities Law, Title 10, Section 2975-A established a cost recovery of central governmental services to various public authorities. On November 1 of each year, the Director of the Division of Budget determines the assessment amount owed under this section by each industrial development agency in New York State.

2. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents

Cash and cash equivalents consist of cash held in checking and money market accounts.

Accounts Receivable

Accounts receivable are stated at their outstanding balances. The Agency considers all accounts receivable to be fully collectible. If collection becomes doubtful, the Agency will either set up an allowance for doubtful accounts or if deemed completely uncollectible, the accounts will be charged against income in the current period. Unpaid balances remaining after the stated payment terms are considered past due. Recoveries of previously charged off accounts are recorded when received.

Management did not believe an allowance for doubtful accounts was necessary at December 31, 2020 and 2019.

Capital Assets

Capital asset purchases are recorded at historical cost or fair market value at the date of acquisition. Depreciation expense is recorded on a straight-line basis over the assets' estimated useful life of 5 to 39 years. The Agency's policy is to capitalize all additions greater than $1,000 with a useful life of more than 5 years.

Pollution Remediation Obligations

Pollution remediation obligation are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities. Obligations to clean up spills of hazardous wastes or hazardous substances and obligations to remove contamination such as asbestos are pollution remediation obligations. Pollution remediation activities may include the following: (1) pre-cleanup activities, such as site assessments and site investigations, (2) cleanup activities, (3) government oversight and enforcement-related activities and (4) operation and maintenance of the remedy, including postremediation monitoring. Pollution remediation outlays including outlays for property, plant and equipment are expensed when a liability is incurred. The Agency will capitalize certain pollution remediation outlays for properties for which it anticipates a future sale. The Agency will only capitalize amounts that would result in the carrying amount of the property to not exceed its estimated fair value upon completion of the remediation. The Agency currently has a parcel of land with known pollution and is currently performing various remediation activities. The carrying amount of this parcel of land is $604,840 as of December 31, 2020 and 2019.

2. Summary of Significant Accounting Policies (continued)

Operating Revenues and Non-operating Revenues

The Statements of Revenues, Expenses, and Changes in Net Position distinguishes between operating and non-operating revenues. Operating revenues, such as fee and rental income, result from exchange transactions associated with the principal activities of the Agency. Exchange transactions are those in which each party to the transaction receives or gives up essentially equal values. Non-operating revenues arise from exchange transactions not associated with the Agency's principal activities and from all non-exchange transactions.

Revenue Recognition

Agency and other fee revenue are recognized by the Agency at the date of closing when the related bonds are issued. Interest income is recorded when earned.

Net Position

GASB requires the classification of net position into three components. These classifications are displayed in three components below:

a. Net investment in capital assets - capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net position - net position with constraints placed on their use either by (1) external groups such as creditors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted net position - all other assets that do not meet the definition of net investment in capital assets or restricted net position.

It is the Agency's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

3. Financial Assistance Program

The Agency provided grants to small businesses and not-for-profit corporations for the purpose of acquiring personal protective equipment (PPE) and/or installing fixtures necessary to prevent the spread of COVID-19 in accordance with New York State General Municipal Law (GML) enacted in June 2020. The grants cannot exceed $10,000 and must meet eligibility criteria as described in GML. The total amount of grants disbursed was $196,287 for the year ended December 31, 2020. An additional $28,852 of grants remain payable at December 31, 2020.

4. Tax Abatement Programs

The Industrial Development Agency Act (the "Act") of New York State sets forth the powers that the Agency can carry out. In accordance with the Act, the Agency was created to stimulate economic development, growth, and general prosperity for the people of Onondaga County by using incentives, rights, and powers in an efficient and cooperative manner. Qualified Agency projects are eligible for sales, mortgage, and real property tax exemptions. The Agency many also assist a projects' financing by issuing taxable and tax exempt bonds and by providing information on complementary financing such as fixed asset and working capital lending programs.

The Agency has instituted a Uniform Tax Exemption Policy ("UTEP") (last revised 9/15/20) which provides guidelines for the granting of real property, mortgage recording, and sales and use tax exemptions. To be eligible for financial assistance, the recipient of the financial assistance must abide by the requirements of this policy and complete an application process as instituted by the Agency.

In accordance with New York State General Municipal Law, the Agency has instituted a Recapture Policy (last revised 6/20/16) which allows for the recapture of financial incentive assistance provided to recipients for failure to comply with such Recapture Policy. New York State requires a mandatory recapture of the New York State portion of sales and use taxes for recipients for which the recipient was a) not entitled to; b) in excess of the amounts authorized by the Agency; c) for property or services not authorized by the Agency; and/or d) for a recipient that has failed to comply with material term or condition to use of the property or services in the manner required by any of the project documents between the recipient and the Agency. With respect to all other financial assistance provided to the recipient, the Agency shall have the right to suspend, discontinue, recapture or terminate financial assistance to any recipient to the extent that: a)for projects that utilized local sales and use tax exemptions, the project was not entitled to such exemptions, such exemptions were in excess of the amounts authorized by the Agency, and/or such exemptions were for property or services not authorized by the Agency; b) the recipient, upon completion of their project, fails to reach and maintain at least 75% of its employment requirements for job creation and/or retention; c) the total investment actually made with respect to the project at the project's completion date is less than 75% of its investment requirement; d) the recipient fails to provide annually to the Agency certain information to confirm that the project is achieving the investment, job retention, job creation, and other objectives of the project; or e) there otherwise occurs any event of default under any project document or material violation of the terms and conditions of any project document.

4. Tax Abatement Programs (continued)

The Agency has not made any commitments as part of the agreements other than to reduce taxes. The Agency has chosen to disclose information about its tax abatement agreements individually. The Agency has listed all of its projects that were approved for the periods ended December 31, 2020 and 2019:

	December 31, 2020			
	Abatement			
Project	Mortgage	Sales	PILOT	Total
629 LeMoyne Manor LLC	$ 90,000	$ 438,240	$ 1,052,604	$ 1,580,844
Abundant Solar Power	34,498	345,576	96,249	476,323
Cicero Energy Storage I LLC	68,618	768,000	211,569	1,048,187
Cicero Energy Storage II LLC	68,938	768,000	64,074	901,012
Empire Polymer Holdings LLC & Empire Polymer Solutions LLC	42,264	570,817	1,829,919	2,443,000
Milton CAT	187,000	1,040,000	-	1,227,000
OYA Church Road A LLC	-	361,800	1,299,751	1,661,551
SSC Lysander LLC	-	-	905,855	905,855
Taft Solar LLC	-	169,920	835,265	1,005,185
Tessy Plastic 2020 Elbridge Expansion	-	323,600	802,663	1,126,263
Tracey Road Equipment Inc.	29,250	160,000	124,912	314,162
Ultra Dairy LLC	-	400,000	224,336	624,336
	$ 520,568	$ 5,345,953	$ 7,447,197	$ 13,313,718

	December 31, 2019			
	Abatement			
Project	Mortgage	Sales	PILOT	Total
Abundant Solar Power	$ -	$ 76,366	$ 5,497	$ 81,863
TC Syracuse Development Associates, LLC	1,687,500	20,000,000	49,084,564	70,772,064
The Widewaters Group Inc.	129,097	806,620	685,589	1,621,306
Baldwinsville Housing Preservation	-	395,000	-	395,000
BWI Hotel Acquisitions I, LLC	122,895	1,784,601	5,299,279	7,206,775
Flex Hose Co., Inc.	10,425	20,000	307,195	337,620
Cryomech, Inc.	84,000	550,000	747,974	1,381,974
VIP True North	22,763	131,280	-	154,043
	$ 2,056,680	$ 23,763,867	$ 56,130,098	$ 81,950,645

5. Deposits with Financial Institutions and Investments

The Agency follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conform with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Executive Director.

Monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within and authorized to do business in New York State (the State). Collateral is required for deposits and certificates of deposit not covered by FDIC insurance. Obligations that may be pledged as collateral are those identified in New York State General Municipal Law, Section 10 and outlined in the New York State Comptroller's Financial Management Guide.

Interest Rate

Risk Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Agency has an investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.)

Credit Risk

The Agency's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The Agency's investments and deposit policy authorizes the Agency to purchase the following types of investments:

- Obligations of the United States of America;
- Obligations where payment of principal and interest are guaranteed by the United States of America;
- Obligations of New York State;
- Special time deposit account; and
- Certificates of deposit.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Agency's investment and deposit policy, all deposits of the Agency including certificates of deposit and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIA) shall be secured by a pledge of securities with an aggregate value equal to the aggregate amount of deposits.

5. Deposits with Financial Institutions and Investments (continued)

The Agency restricts the securities to the following eligible items:
Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by the United States of America, an agency thereof or a United States government sponsored corporation;

- Obligations partially insured or guaranteed by an agency of the United States of America;
- Obligations issued or fully insured or guaranteed by the State of New York;
- Obligations issued by a municipal corporation, school district or district corporation of New York State;
- Obligations issued by states (other than New York State) of the United States of America rated in one of the two highest rating categories by at least one Nationally Recognized Statistical Rating Organization (NRSRO).

The Agency maintained cash balances of approximately $5,069,972 and $2,206,148 in cash and cash equivalents at December 31, 2020 and 2019, respectively, with financial institutions insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 per bank for interest bearing and non-interest bearing accounts. The remaining balance was collateralized by a third party in accordance with New York State General Municipal Law, Section 10 and the Agency's policies.

6. Capital Assets

Capital asset activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Non depreciable land:				
White Pine Commerce Park	$ 3,327,146	$ -	$ -	$ 3,327,146
435 North Salina	17,084	-	-	17,084
800 Hiawatha	604,840	-	-	604,840
Subtotal	3,949,070	-	-	3,949,070
Depreciable:				
Buildings	634,422	-	-	634,422
Furniture and Fixtures	2,862	-	-	2,862
Subtotal	637,284	-	-	637,284
Total capital assets	4,586,354	-	-	4,586,354
Accumulated depreciation:				
Buildings	65,068	16,268	-	81,336
Furniture and Fixtures	2,862	-	-	2,862
Total	67,930	16,268	-	84,198
Net capital assets	$ 4,518,424	$ (16,268)	$ -	$ 4,502,156

6. Capital Assets (continued)

Capital asset activity for the year ended December 31, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Non depreciable land:				
White Pine Commerce Park	$ 2,427,146	$ 900,000	$ -	$ 3,327,146
435 North Salina	17,084	-	-	17,084
800 Hiawatha	604,840	-	-	604,840
Subtotal	3,049,070	900,000	-	3,949,070
Depreciable:				
Buildings	634,422	-	-	634,422
Furniture and Fixtures	2,862	-	-	2,862
Subtotal	637,284	-	-	637,284
Total capital assets	3,686,354	900,000	-	4,586,354
Accumulated depreciation:				
Buildings	48,801	16,267	-	65,068
Furniture and Fixtures	2,862	-	-	2,862
Total	51,663	16,267	-	67,930
Net capital assets	$ 3,634,691	$ 883,733	$ -	$ 4,518,424

The Agency owns the White Pine Commerce Park, which is a business park located in the Town of Clay, northern Onondaga County. The Agency is developing the business park to be a build-ready site suitable for an array of local and global market sectors. Costs incurred of $797,838 during 2020 were expensed as incurred in accordance with GASB No. 62.

7. Agency-Induced Financings

The total amount of industrial development, civic facility and pollution control financing issued through the Agency outstanding as of December 31, 2020 amounted to approximately $92,877,101. These financing obligations are not obligations of the Agency as the Agency acts a conduit for the obligations. The Agency does not have the obligation to repay the principal and interest of such obligations, as such, the obligations are not reflected as long-term obligations of the Agency.

8. Due to Onondaga County

The Agency will reimburse the County for a portion of the cost of operation of the Onondaga County Office of Economic Development. In exchange for this funding, the staff of the office provides operational and project implementation support services for the Agency. Maximum funds committed by the Agency were $413,546 and $655,749 for the years ended December 31, 2020 and 2019, respectively. The Agency owed $0 and $312,981 to the County at December 31, 2020 and 2019, respectively.

9. Property Leases and Bonds Payable

In accordance with its corporate purpose, the Agency has issued bonds to promote and develop various businesses within the County. The Agency holds legal title to the properties, under which such bonds were issued in order for business to acquire or renovate various facilities. The Agency's primary function is to arrange financing between borrowing companies and bondholders (conduit debt). For providing this service, the Agency receives administration fees from the borrowing companies. Total bonds outstanding were $92,877,101 and $123,213,466 at December 31, 2020 and 2019, respectively, which represent non-recourse debt of the Agency. The Agency does not have the obligation to repay the principal and interest of such obligations, as such, the obligations are not reflected as long-term obligations of the Agency.

10. Payments in Lieu of Taxes Agreements (Pilot)

The Agency has entered into PILOT agreements with various companies whereas the company will make annual payments in lieu of taxes to the Agency and the Agency will remit the annual payments to the appropriate tax jurisdictions. The Agency records a liability for any amounts paid by companies to the Agency but not distributed to the tax jurisdictions as of yearend. A total of $10,278,220 and $9,764,690 of PILOT payments passed through the Agency for the years ended 2020 and 2019, respectively. Total due to other governments was $108,840 and $194,871, respectively at December 31, 2020 and 2019.

11. Operating Lease

On February 1, 2016, the Agency entered into a lease agreement with Onondaga Community College (OCC) which allowed OCC to lease building space for educational purposes. In lieu of a monthly rental fee, OCC agreed to perform improvements to the space that became the property of the Agency upon installation and will not revert back to OCC upon lease termination on January 31, 2021. The initial terms of the lease agreement were amended and the new terms commenced on July 1, 2016. The lease agreement now provides for guaranteed rent of $9,000 per year through the new lease termination on January 31, 2026.

12. Concentration of Credit Risk

Financial instruments that potentially subject the Agency to credit risk consist principally of unsecured note receivable.

13. Subsequent Events

In preparing the financial statements, management of the Agency has evaluated events and transactions for potential recognition or disclosure through March 9, 2021, the date the financial statements were available to be issued. There were no additional events or transactions that were discovered during the evaluation that required further disclosure.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)
For the Year Ended December 31, 2020

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2020	Incurred During 2020	Paid During 2020	Bonds Outstanding at December 31, 2020	Term Ending Date
3101-06-10-C	OCIDA Pollution Control Revenue Bonds (Anheuser-Busch Project) 2006 Series B	July 21, 2006	4.95%		$ 2,200,000	$ -	$ -	$ 2,200,000	7/1/2036
3101-94-01A	OCIDA Sewage Facilities Revenue Bonds (Bristol-Myers Squibb Company Project) Series 1994	March 29, 1994	5.75%		35,000,000	-	-	35,000,000	3/1/2024
3101-99-12A	OCIDA Multi-Mode Civic Facility Variable Rate Revenue Bonds (The Christian Brothers Academy of Syracuse, New York Project) Series 1999A	November 1, 2010	5.00%	5.00%	345,000	-	345,000	-	6/30/2020
3101-95-01A	OCIDA Civic Facility Revenue Bonds (Discovery Center of Science and Technology Project) Series 1995	July 1, 1995	4.00%		2,978,000	-	-	2,978,000	7/1/2025
3101-07-16A	OCIDA Variable Rate Demand Industrial Development Revenue Bonds (G.A. Braun, Inc. Project) Series 2007	December 20, 2007	2.27%	2.01%	5,540,000	-	270,000	5,270,000	6/1/2034
3101-15-08B	OCIDA Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project) Series 2015A	December 15, 2015	2.03%	2.58%	2,847,000	-	-	2,847,000	12/1/2041
3101-15-08B	OCIDA Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project) Series 2015B (Taxable)	December 15, 2015	2.97%	3.74%	2,183,760	-	298,781	1,884,979	12/1/2026
				Subtotal	$ 51,093,760	$ -	$ 913,781	$ 50,179,979	

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)
For the Year Ended December 31, 2020

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2020	Incurred During 2020	Paid During 2020	Bonds Outstanding at December 31, 2020	Term Ending Date
3101-07-05C	OCIDA Variable Rate Demand Industrial Development Revenue Bonds (ICM Controls Corp. Project) Series 2007	December 20, 2007	6.30%	2.10%	2,215,000	-	295,000	1,920,000	12/1/2027
3101-04-11A	OCIDA Civic Facility Revenue Bonds (Manlius Library Project) Series 2005	April 28, 2005	4.00%	4.63%	875,000	-	65,000	810,000	12/15/2029
3101-07-13A	OCIDA Civic Facility Revenue Bonds (Marcellus Free Library Project) Series 2007	June 29, 2007	4.00%	4.13%	1,250,000	-	135,000	1,115,000	6/1/2027
3101-03-07A	OCIDA Civic Facility Revenue Bonds (Minoa Free Library Project) Series 2004A	February 1, 2004	5.00%	5.38%	625,000	-	30,000	595,000	2/1/2034
3101-07-21A	OCIDA Civic Facility Revenue Bonds (Onondaga Free Library Project) Series 2008	March 1, 2008	4.00%	5.13%	2,225,000	-	75,000	2,150,000	3/1/2037
3101-02-01A	OCIDA Civic Facility Revenue Bonds (Salina Free Library Project) Series 2002A	December 1, 2002	5.20%	5.68%	390,000	-	45,000	345,000	12/1/2026
3101-96-11A	OCIDA Revenue Bonds (Syracuse Research Corporation Project) Series 1997	December 1, 1997	7.70%	1.76%	1,010,000	-	-	1,010,000	12/1/2021
3101-05-15B	OCIDA Variable Rate Demand Civic Facility Revenue Bonds (Syracuse Research Corporation Project) Series 2005	December 14, 2005	7.70%	1.76%	10,160,000	-	1,210,000	8,950,000	12/1/2031
3101-06-11B	OCIDA Variable Rate Demand Civic Facility Revenue Bonds (Syracuse Home Association Project) Series 2007	June 21, 2007	4.00%	4.00%	8,380,000	-	295,000	8,085,000	6/30/2027
				Subtotal	**$ 27,130,000**	**$ -**	**$ 2,150,000**	**$ 24,980,000**	

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)
For the Year Ended December 31, 2020

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2020	Incurred During 2020	Paid During 2020	Bonds Outstanding at December 31, 2020	Term Ending Date
3101-15-04A	OCIDA Tax-exempt Multi-Modal Revenue Bonds (Syracuse Label Co., Inc. Project) Series 2015 (reissued)	November 16, 2016	1.92%		5,555,126	-	379,984	5,175,142	12/1/2041
3101-07-19A	OCIDA Civic Facility Variable Rate Revenue Bonds (Syracuse University Project) Series 2008	January 30, 2008	6.90%	1.70%	26,225,000	-	26,225,000	-	7/1/2037
3101-02-08A	OCIDA Multi-Modal Variable rate Civic Facility Revenue Bonds (YMCA of Greater Syracuse, Inc. Project) Series 2003A	November 9, 2003			3,425,000	-	490,000	2,935,000	11/1/2025
3101-17-04B	OCIDA Tax-exempt Revenue Bonds (Old Thompson Road, LLC Project) Series 2017A/B	December 1, 2017		2.87%	9,824,580	-	217,600	9,606,980	12/1/2042
		Carryforward subtotal - page 20			$ 51,093,760	$ -	$ 913,781	$ 50,179,979	
		Carryforward subtotal - page 21			27,130,000	-	2,150,000	24,980,000	
		Grand Total			**$ 123,253,466**	**$ -**	**$ 30,376,365**	**$ 92,877,101**	

The accompanying notes are an integral part of these financial statements

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

Onondaga County Industrial Development Agency

Annual Meeting
March 9, 2021
Michael Lisson, CPA, CITP Partner

110 West Fayette Street, Suite 900
Syracuse, New York 13202
315.424.1120 • www.gsacpas.com

Agenda

- REQUIRED COMMUNICATIONS
- ANNUAL FINANCIAL INFORMATION
  - FINANCIAL STATEMENTS
  - INVESTMENT POLICY COMPLIANCE
  - REPORT ON INTERNAL CONTROL & OTHER COMPLIANCE
- OTHER INFORMATION

Required Communications

- **Required by Generally Accepted Governmental Auditing Standards (GAGAS)**
- **AU-C Section 260, The Auditor's Communication with Those Charged with Governance**
- **Those Charged with Governance**
  - Responsible for overseeing strategic direction of entity
  - Responsible for obligations related to accountability
  - Oversees the financial reporting process, including internal controls

Required Communications (continued)

- **Qualitative aspects of significant accounting practices**
  - The notes to financials describes significant accounting practices
    - Pollution remediation obligations (note 2)
    - Financial assistance program (note 3)
    - Tax abatement programs (note 4)
    - Property leases and bonds payable (conduit debt) (note 10)
  - Significant estimates
    - Depreciable lives (5 to 39 years)
    - Pollution remediation obligations
  - Financials and notes are fairly consistent with prior year and are fairly presented.

- **Difficulties encountered in performing the audit**
  - None. Management is well prepared and was extremely helpful in assisting and preparing information for the audit

Required Communications
(continued)

- **Uncorrected and corrected misstatements**
  - There were no uncorrected misstatements that were not recorded by management
  - One minor entry related to depreciation expense of $16,268

Required Communications (continued)

- **Disagreements with management**
  - None to report
- **Management Representations**
  - Letter dated March 9, 2021
- **Management Consultations with Other Independent Accountants**
  - No consultations have been noted
- **Compliance with All Ethics Requirements regarding independence**
  - Appropriate safeguards applied to eliminate/reduce identified threats to independence, primarily related to non-audit services provided. Non-audit services include:
    - Preparation of the financial statements (deemed a "significant threat")
- **Planned Scope and Timing**
  - No significant changes to scope or timing previously communicated with you
- **Other Audit Findings or Issues**
  - None to report

Annual Financial Information

Financial Statements

- Unmodified ("clean") audit opinion (pgs 1-3)
  - Report on required supplementary information (RSI)
  - Other information
- Management's Discussion and Analysis (pgs 4-6)
- Statements of Net Position (pg 7)
- Statements of Revenues, Expenses & Changes in Net Position(pg 8)
- Statements of Cash Flows (pgs 9-10)
- Notes to financial statements (pgs 11-19)
- Supplemental Schedule (NYS requirement) (pgs 20-22)

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

Annual Financial Information
Net Position Summary

	Year Ended December 31,		
	2020	2019	2018
Cash and cash equivalents	$ 5,069,972	$ 2,206,148	$ 2,300,977
Receivables - Onondaga County	-	1,336,998	-
Accounts receivable	269,149	833,971	753,472
Grant receivables	-	268,734	268,734
Notes receivable	-	-	2,083
Capital assets	4,502,156	4,518,424	3,634,691
Total assets	9,841,277	9,164,275	6,959,957
Current liabilities	386,715	564,045	456,255
Total liabilities	386,715	564,045	456,255
Net Position:			
Net investment in capital assets	4,502,156	4,518,424	3,634,691
Unrestricted	4,952,406	4,081,806	2,869,011
Total net position	$ 9,454,562	$ 8,600,230	$ 6,503,702

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

Annual Financial Information
Change in Net Position Summary

	Year Ended December 31,		
	2020	2019	2018
Operating revenues	$ 2,803,839	$ 3,550,992	$ 1,782,767
Operating expenses	1,951,084	1,462,500	2,827,856
Operating income (loss)	852,755	2,088,492	(1,045,089)
Other revenue	1,577	8,036	9,507
Change in net position	854,332	2,096,528	(1,035,582)
Net position - beginning of year	8,600,230	6,503,702	7,539,284
Net position - end of year	$ 9,454,562	$ 8,600,230	$ 6,503,702

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

Annual Financial Information
Financial Highlights

- Operating Revenues decreased $747,153 in 2020 compared to an increase of $1,768,225 in 2019. This was primarily due to a $1,336,998 reimbursement from Onondaga County in 2019 which was based on a past agreement with Onondaga County.

  - Overall Agency fees increased net $537,343 compared to 2019. Significant Agency fees included $1,625,000 from TC Syracuse Development Association; $356,713 from Ultra Dairy LLC, $316,115 from BWI Hotel Acquisitions and a write off of $488,642 from the Morgan Baldwinsville project which was not undertaken by the project owner.

- Operating Expenses increased $488,584 in 2020. Contractual support services with Onondaga County decreased $242,203 while development costs for the White Pine Commerce Park increased $489,332 compared to the previous year.

  - In addition, new financial assistance grants were made in 2020 totaling $225,139 to help alleviate the economic damage that small businesses experienced as a result of the COVID-19 pandemic.

Annual Other Reporting

- Investment Policy Compliance
  - Required by NYS Public Authorities Law section 2925
  - No non-compliance matters noted or identified
- Report on Internal Control over Financial Reporting and on Compliance and Other Matters
  - No material weaknesses or non-compliance matters noted

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Onondaga County Industrial Development Agency

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Onondaga County Industrial Development Agency as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Onondaga County Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 9, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Onondaga County Industrial Development Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Onondaga County Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Onondaga County Industrial Development Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Onondaga County Industrial Development Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Syracuse, New York
March 9, 2021

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

POSITIVE ASSURANCE REPORT OVER INVESTMENT PRACTICES

December 31, 2020

grossman st. amour
CERTIFIED PUBLIC ACCOUNTANTS PLLC

INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Directors
Onondaga County Industrial Development Agency

We have examined management's assertion, herein, that the Onondaga County Industrial Development Agency's (the Agency) compliance with the New York State Public Authorities Law section 2925 applicable to the Agency's adoption of comprehensive investment guidelines for the year ended December 31, 2020. Management is responsible for the Agency's assertion. Our responsibility is to express an opinion on management's assertion about the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks of material misstatement of management's assertion, whether due to fraud or error. In making an assessment of the risks of material misstatement, the practitioner considered and obtained an understanding of internal control relevant to the subject matter in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, no such opinion is expressed. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Corporation's compliance with the specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended December 31, 2020.

This report is intended solely for the information and use of management, the audit committee and Board of Directors, others within the Agency, and for compliance with the New York State Public Authorities Law and is not intended to be and should not be used by anyone other than these specified parties.

Grossman St Amour CPAs

Syracuse, New York
March 9, 2021

I) Designation of Depositories

The Agency authorizes certain depository banks up to a maximum amount of $10,000,000.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2020.

II) Purchase of Investments

- The Agency's purchase of investments policy requires that all purchased obligations shall be purchased through, delivered to and held in the custody of a bank or trust company. Any obligation held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement as described in General Municipal Law (GML), §10.

- The Agency's permitted investments include: (a) special time deposit accounts in an authorized banking depository or trust company secured in the same manner prescribed by General Municipal Law §10; (b) Certificates of Deposit; (c) obligations of the United States of America; (d) obligations guaranteed by agencies of the United States of America, where the payment of principal and interest is guaranteed by the United States of America; (e) obligations of the State of New York; (f) obligations issued pursuant to Local Finance Law §24 or §25 (RANs & TANs) of municipalities, school districts or district corporations; and (g) obligations of public benefit corporations, public housing authorities and urban renewal agencies.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2020.

III) Collateralizing Deposits

All deposits of the Agency in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured by eligible collateral. Eligible collateral consists of any one, or combination, of the following: a. by a pledge of eligible securities with an aggregate market value as provided by GML §10, equal to the aggregate amount of deposits; b. by an eligible surety bond payable to the Agency for an amount at least equal to 100% of the aggregate amount of deposits and the agreed upon interest, if any, executed by an insurance company authorized to do business in New York State, whose claims-paying ability is rated in the highest rating category by at least two nationally recognized statistical rating organizations.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2020.

IV) Diversification

The Agency will diversify its deposits and investments by financial institution, by investment instrument, and by maturity scheduling.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2020.

V) Standards for Qualifications of Investment Bankers, Brokers & Other Investment Advisors

The Agency shall maintain a list of financial institutions and dealers approved for investment purposes and establish appropriate limits to the amount of investments, which can be made with each financial institution or dealer.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2020.

VI) Operations, Audit and Reporting

The treasurer, assistant treasurer or other staff member shall provide a monthly investment review to the Agency, noting the inventory of existing investments, new investments and the selection of investment bankers, brokers, agents, dealers or auditors.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2020.

Onondaga County Industrial Development Agency

Project Summary

3/2/2021

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

7.Total Project Cost	**$**	**2,000,000.00**
Land	$	-
Site Work	$	349,900
Building	$	1,397,763
Furniture & Fixtures	$	20,000
Equipment	$	60,000
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	65,000
Financial Charges	$	-
Legal Fees	$	15,000
Other	$	92,337

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

Cost Benefit Analysis

DL Manufacturing

Fiscal Impact ($)

Estimated Abatement Cost	**$436,656**
Sales Tax Abatement	$60,000
Mortgage Recording Tax Abatement	$13,125
Real Property Tax Relief	$363,531
New Investment	**$6,855,767**
PILOT Payments	$1,042,808
Project Wages (10 years)	$3,125,390
Construction Wages	$293,828
Employee Benefits (10 years)	$625,078
Project Capital Investment	$1,747,663
Agency Fees	$21,000
Benefit:Cost Ratio	**15.70 :1**

Project Description

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

DL Manufacturing 3/2/2021

A) PILOTS Estimate Table Worksheet

for **10** years

OCIDA estimate of current market value					$ 1,486,000
Projected investment					$ 1,397,763
OCIDA estimate of increase in value					$ 1,395,900
OCIDA estimated value after project is completed					$ 2,881,900
Taxes that would have been collected if the project did not occur					$ 725,154
Scheduled PILOT payments					$ 1,042,808

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

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

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

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

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

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

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

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

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

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

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

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

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

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: DL Manufacturing, Inc and Metz Properties LLC

Applicant Address: 340 Gateway Park Drive

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

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

Federal ID#: 20-8111077 NAICS: 333249

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

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

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

Federal ID#: 16 1591149

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

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

Joseph Markert

B) Individual Completing Application:

Name: Joseph Markert

Title: President and Owner

Address: 340 Gateway Park Drive

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

E-mail: jmarkert@dlmanufacturing.com

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: John Appler

Firm Name: Cohen Compangni Beckman Appler & Knoll, PLLC

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

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

E-mail: jappler@ccblaw.com

E) Business Organization (check appropriate category):

☑ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☐ Limited Liability Company

Others (please specify): S- Corp

Year Established: DL Manufacturing, Inc was established in 2006

State in which Organization is established: New York

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

Name	% of ownership
Joseph Markert	100%

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 0.2%

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☑No

Section II: Project Information

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

Address: 340 Gateway Park Drive

Legal Address (if different): _____

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

Zip Code: 13212 School District: Cicero/ North Syracuse

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

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

Census Tract: #(010700)

B) Type (Check all that apply):

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

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

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

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

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

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

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

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

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

[ ] Yes [x] No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo	349900		
Building Construction & Renovation	1397763		
Furniture & Fixtures	20000		
Equipment	60000		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	65,000		
Financial Charges			
Legal	15,000		
Other	92,337		
Management/Developer Fees			
Total Project Cost	2,000,000.00		

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

B) TOTAL Capital Costs $ 2,000,000.00

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

Sources of Funds for Project Costs:

1. Bank Financing $ 1,750,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 250,000
3. Tax Exempt Bond Issuance (if applicable) $ 0.00
4. Taxable Bond Issuance (if applicable) $ 0.00

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

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 2,000,000

C) Employment and Payroll Information

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

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

2. Complete the following:

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

D) New Employment Benefits

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

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

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

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

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

E) Financial Assistance sought (estimated values):

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

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

☑ Sales and Use Tax Exemption (4% Local, 4% State): $60,000.00

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

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

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

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

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

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

$ 750,000.00

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

$ 60,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

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

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

Representative for Contract: Joseph Markert

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

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

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

General Contractor: Parsons McKenna

Contact Person: Jake McKenna

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

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

Authorized Representative: Jake McKenna Title: Director of Development

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

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

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

Signature of Officer or Authorized Representative:

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

Date: 3/04/2021

Section VIII: Employment Plan

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

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

☐ Yes ☑ No

If yes, name and location: _____

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

☑ Yes ☐ No

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

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

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

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

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

Signature of Officer or Authorized Representative: _____

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

Date: 3-04-2021

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

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

Signature of Officer or Authorized Representative:

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

Date: 3-04-2021

Section X: Representations, Certifications, and Indemnification

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

A. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

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

C. **Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

D. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

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

meetings law.

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

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

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

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

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

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

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

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

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

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

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

Signature of Officer or Authorized Representative:

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

Date: 3/4/2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

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

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

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

(Signature of Officer)

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

Jacqueline Randall

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

End of Application

Rev 1-9-20

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

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

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

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

(i) Size of Project: 5

(ii) Size of Lot: 5

(iii) Usage of Site: 5

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

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

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

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

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

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

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

equipment	8.5 million
parts	1 million

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

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

II.D Description of Project:

(i) Size of Project:

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

(ii) Size of Lot:

Size of Lot	43,560 sq. ft.

(iii) Usage of Site:

Current Use of Site: None

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

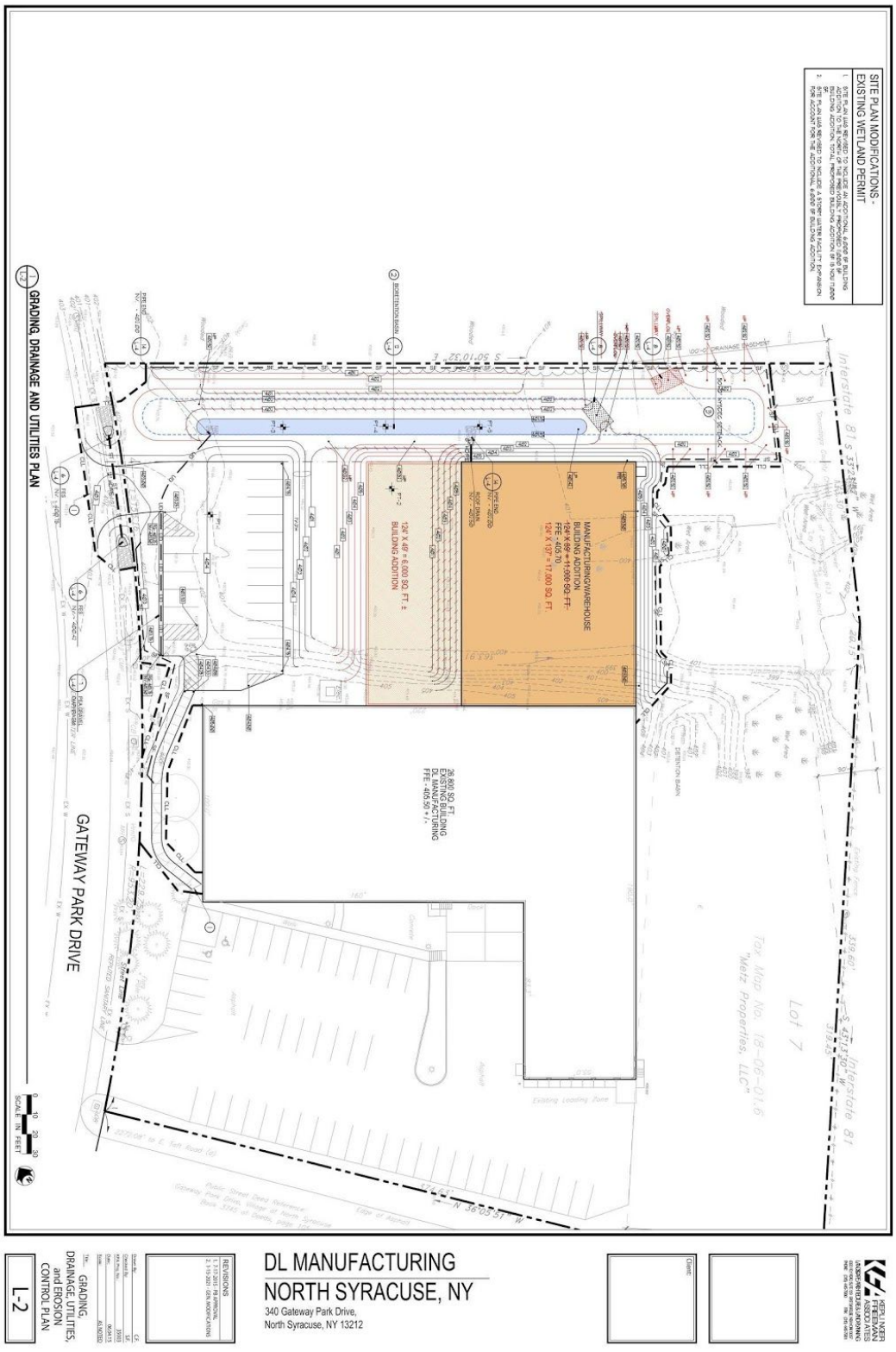
(iv) Principal Activities to occur at Project Site:

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

(v) Why the Applicant is undertaking the Project:

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

Site Plans/ Sketches/ Maps: See attachments



Onondaga County Industrial Development Agency

Project Summary

3/10/2021

1. Project	**OYA Camillus A LLC**	**2. Project Number**	**3101-20-16C**
3. Location	Camillus	**4. School District**	West Genesee School District
5. Tax Parcel(s)	006.-04-12.1	**6. Project Type**	New Construction Solar Project
			0

7.Total Project Cost	**$**	**7,459,816**
Land	$	-
Site Work	$	-
Building	$	3,679,188
Furniture & Fixtures	$	-
Equipment	$	3,697,628
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	83,000
Financial Charges	$	-
Legal Fees	$	-
Other- Solar Installation Labor	$	-

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

* Project related operation and management will be provided by local vendors under service contract with the project applicant.

Cost Benefit Analysis

OYA Camillus A LLC

		Fiscal Impact ($)
Abatement Cost	**$**	**907,609**
Sales Tax	$	295,810
Mortgage Tax	$	-
Property Tax Relief (PILOT)	$	611,799
New Investment	**$**	**11,412,252**
PILOT Payments	$	880,833
Project Wages (10 years)	$	-
Construction Wages	$	2,829,450
Employee Benefits (10 years)	$	-
Project Capital Investment	$	7,459,816
New Sales Tax Generated	$	147,905
Agency Fees	$	94,248
Agency Legal Fees	$	18,650
Benefit:Cost Ratio		**13 :1**

Project Description

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

OYA Camillus A LLC

3/10/2021

A) PILOTS Estimate Table Worksheet

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

Year	Onondaga County	Camillus	West Genesee School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	19%	66%	100%		
2019-2020	**$ 1,150**	**$ 1,469**	**$ 5,118**	**$ 7,737**		
1	$ 4,086	$ 5,223	$ 18,191	$ 27,500	$ 41,475	$ 13,975
2	$ 4,168	$ 5,327	$ 18,555	$ 28,050	$ 42,305	$ 14,255
3	$ 4,251	$ 5,434	$ 18,926	$ 28,611	$ 43,151	$ 14,540
4	$ 4,336	$ 5,542	$ 19,305	$ 29,183	$ 44,014	$ 14,831
5	$ 4,423	$ 5,653	$ 19,691	$ 29,767	$ 44,894	$ 15,127
6	$ 4,511	$ 5,766	$ 20,085	$ 30,362	$ 45,792	$ 15,430
7	$ 4,602	$ 5,882	$ 20,486	$ 30,969	$ 46,708	$ 15,738
8	$ 4,694	$ 5,999	$ 20,896	$ 31,589	$ 47,642	$ 16,053
9	$ 4,788	$ 6,119	$ 21,314	$ 32,221	$ 48,595	$ 16,374
10	$ 4,883	$ 6,242	$ 21,740	$ 32,865	$ 49,567	$ 16,702
11	$ 4,981	$ 6,366	$ 22,175	$ 33,522	$ 50,558	$ 17,036
12	$ 5,081	$ 6,494	$ 22,619	$ 34,193	$ 51,569	$ 17,376
13	$ 5,182	$ 6,624	$ 23,071	$ 34,877	$ 52,601	$ 17,724
14	$ 5,286	$ 6,756	$ 23,532	$ 35,574	$ 53,653	$ 18,078
15	$ 5,392	$ 6,891	$ 24,003	$ 36,286	$ 54,726	$ 18,440
16	$ 5,499	$ 7,029	$ 24,483	$ 37,011	$ 70,813	$ 33,802
17	$ 5,609	$ 7,170	$ 24,973	$ 37,752	$ 72,229	$ 34,478
18	$ 5,722	$ 7,313	$ 25,472	$ 38,507	$ 73,674	$ 35,167
19	$ 5,836	$ 7,459	$ 25,982	$ 39,277	$ 75,147	$ 35,871
20	$ 5,953	$ 7,608	$ 26,501	$ 40,062	$ 76,650	$ 36,588
21	$ 6,072	$ 7,761	$ 27,031	$ 40,864	$ 78,183	$ 37,320
22	$ 6,193	$ 7,916	$ 27,572	$ 41,681	$ 79,747	$ 38,066
23	$ 6,317	$ 8,074	$ 28,123	$ 42,514	$ 81,342	$ 38,828
24	$ 6,443	$ 8,236	$ 28,686	$ 43,365	$ 82,969	$ 39,604
25	$ 6,572	$ 8,400	$ 29,259	$ 44,232	$ 84,628	$ 40,396
	$ -					
	$ 130,879	**$ 167,283**	**$ 582,671**	**$ 880,833**	**$ 1,492,632**	**$ 611,799**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

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

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

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

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

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

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

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

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

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

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

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: OYA Camillus A LLC

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

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

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

Federal ID#: 85-1390693 NAICS: _____

State and Year of Incorporation/Organization: 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

_____

B) Individual Completing Application:

Name: Glenn Mackay

Title: Project Manager

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

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

E-mail: glenn.mackay@oyasolar.com

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel

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

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

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

E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

Name	% of ownership
OYA Solar CDG LLC	100%

G) Applicant Business Description:

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

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

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

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☑Yes ☐No

Section II: Project Information

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

Address: 6327 Van Alstine Road

Legal Address (if different): _____

City: _____ Village/Town: Camillus

Zip Code: 13031 School District: West Genesee

Tax Map Parcel ID(s): 006.04-12.1

Current Assessed Value: $553,500 Sq. Footage of Existing Building: 0

Census Tract: 121

B) Type (Check all that apply):

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

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

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

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

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

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

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

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

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

☐ Yes ☑ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	$3,679,188 est.	TBD	
Furniture & Fixtures			
Equipment	$3,697,628 est.	TBD	
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	$83,000 est.	TBD	
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	$7,459,816 est.	TBD	

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

B) TOTAL Capital Costs $ $7,459,816

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

Sources of Funds for Project Costs:

1. Bank Financing $ _____
2. Equity (excluding equity that is attributed to grants/tax credits) $ $4,525,500 est.
3. Tax Exempt Bond Issuance (if applicable) $ _____
4. Taxable Bond Issuance (if applicable) $ _____

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

-Identify each state and federal grant/credit:

NYSERDA $ 850,000 est.

ITC $ 2,084,316 est.

_____ $ _____

6. Total Sources of Funds for Project Costs $ 7,459,816

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	N/A
Estimate the average length of construction jobs to be created (months):	N/A
Current annual payroll at facility:	0
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	N/A
Average annual benefit paid by the company ($ or % salary) per FTE job:	N/A
Average growth rate of benefit cost:	N/A
Amount or percent of wage employees pay for benefits:	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	N/A

D) New Employment Benefits

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

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
			0	0	0	0	0
Job Creation Subtotal			0	0	0	0	0

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

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

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): 49% over 25 years

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

☐ Sales and Use Tax Exemption (4% Local, 4% State): 8%

☐ Tax Exempt Bond Financing (Amount Requested):_____

☐ Taxable Bond Financing (Amount Requested):_____

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

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ none

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

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

$ $3,697,628

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

$ 295,810.24

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 08/18/2020 (date).

Company: OYA Camillus A LLC

Representative for Contract: Glenn Mackay

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

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

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

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

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

Name of Applicant Company: OYA Camillus A LLC

Signature of Officer or Authorized Representative:

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

Date: 08/18/2020

Section VIII: Employment Plan

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

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

☐ Yes ☑ No

If yes, name and location: _____

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

☐ Yes ☑ No

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

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

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

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

Name of Applicant Company: OYA Camillus A LLC

Signature of Officer or Authorized Representative: _____

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

Date: 08/18/2020

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company: OYA Camillus A LLC

Signature of Officer or Authorized Representative:

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

Date: 08/18/2020

Section X: Representations, Certifications, and Indemnification

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

A. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

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

C. **Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

D. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

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

meetings law.

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

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

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

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

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

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

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

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

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

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company OYA Camillus A LLC

Signature of Officer or Authorized Representative:

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

Date: 08/18/2020

PROVINCE OF ONTARIO)

FOREIGN COUNTRY OF CANADA)ss.;

Manish Nayar, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of OYA Camillus A LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

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

(Signature of Officer)

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

(Notary Public)

Name: Bernadette Corpuz

Expiry: None.

End of Application

Rev 1-9-20

Section II - D

PROJECT NARRATIVE

OYA CAMILLUS A LLC COMMUNITY DISTRIBUTED GENERATION

6327 VAN ALSTIN ROAD, CAMILLUS, NY 13031

OYA SOLAR

OYA SOLAR NY, L.P.

OYA SOLAR

1. Summary

OYA Camillus A LLC is proposing to develop a 5 MW_{AC} solar CDG Project located at 6327 Van Alstine Road ("Proposed Project") in the Town of Camillus, New York. The Proposed Project will operate over a 30-year term. OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

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

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

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

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

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

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

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

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

OYA SOLAR

Parcel Owner Information:

Name:	Patricia Karasek
Parcel I.D:	006.04-12.1
Address:	6327 Van Alstine Road, Camillus, NY 13031

Project Developer

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

Municipality

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

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

School District: Opted Out

Town: requires PILOT

County: requires PILOT

3. Proposed Project Description

The Proposed Project is a 5 MWAC (7.5 MWDC) single axis solar generation facility located in the Town of Camillus (See "*Figure 1: Proposed Project Location*").

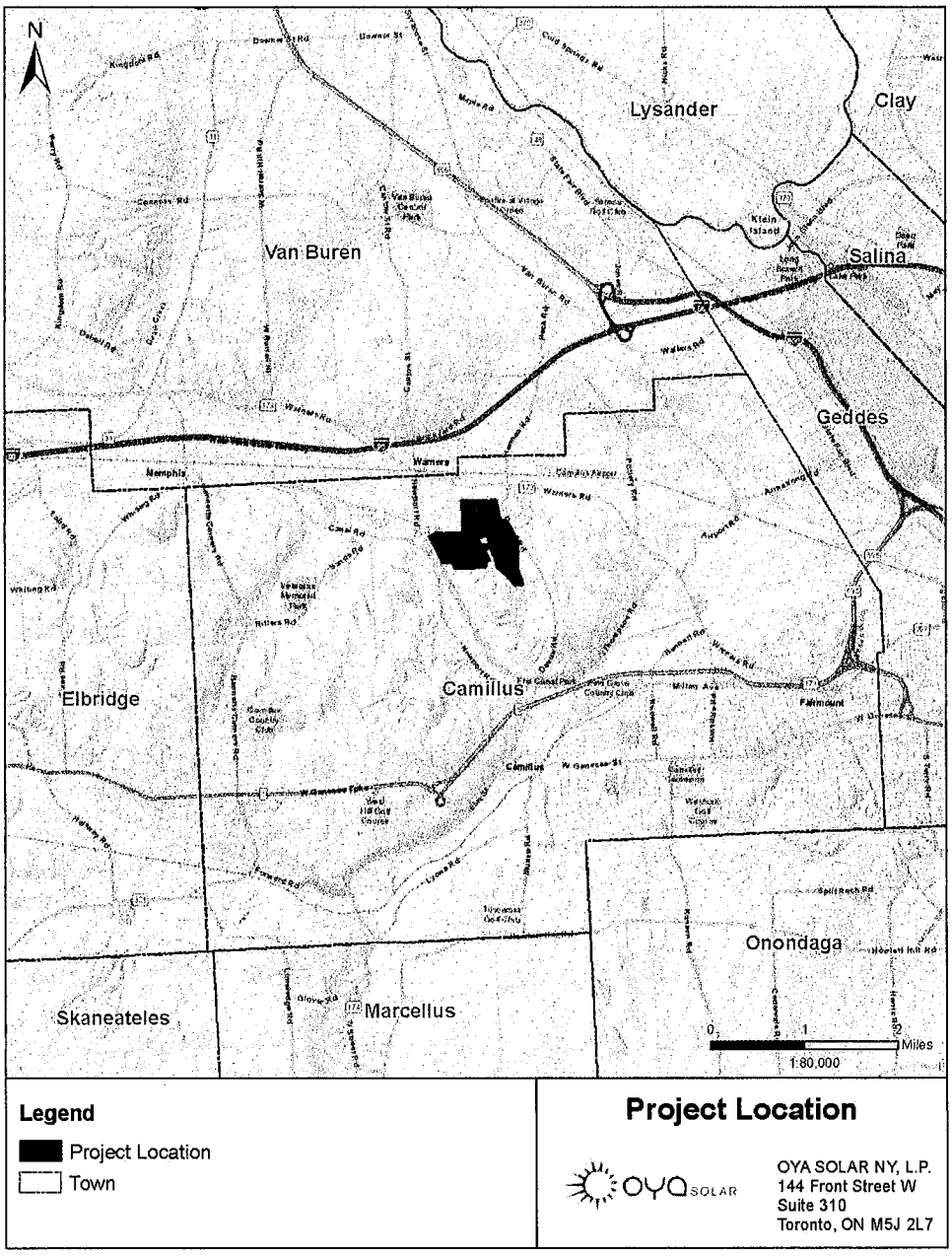


Figure 1: Proposed Project Location

The Proposed Project site is located at 6327 Van Alstine Road, Camillus, NY 13031, and will occupy approximately 31.1 acres / 1,354,716 sqft of the current 303.25 acre single tax parcel (See "*Figure 2: Proposed Project Site Location*"). Please see site plans for detailed equipment layout. The site access will be via gravel roads off Van Alstine Road.

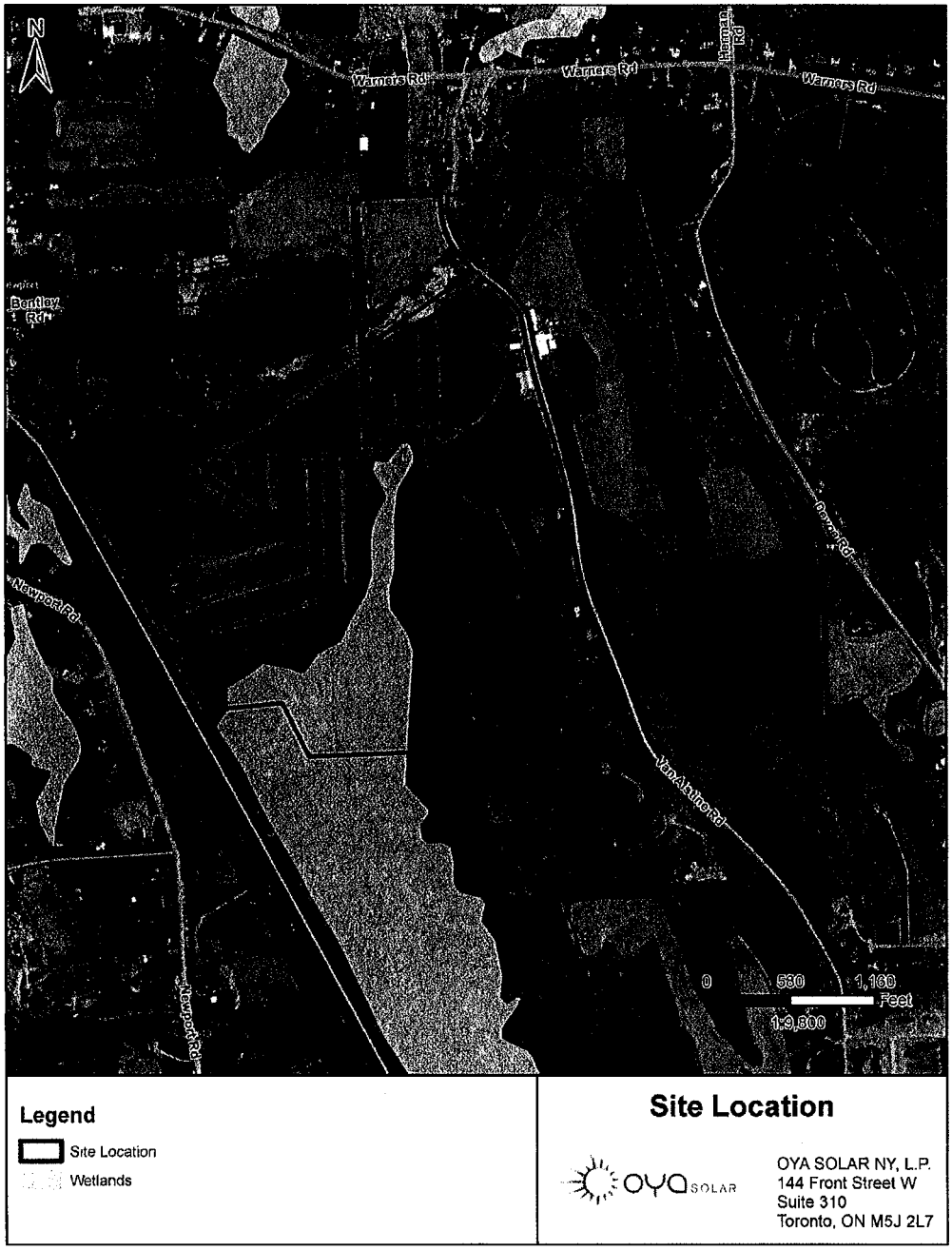


Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system. The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 303.25 acres exist under site control, the solar PV modules will occupy approximately 7.3 acres / 317,988 sqft.

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

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

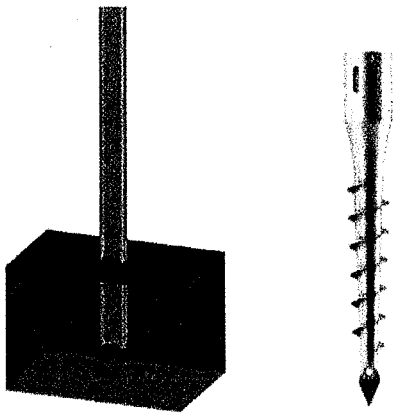


Figure 3: Illustration of Types of Foundation Posts

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

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Camillus A LLC		
Project Location (describe, and attach a general location map): 6327 Van Alstine Road, Camillus NY; 43.073458, -76.314106		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of ground-mounted solar photovoltaic (PV) system installed on a property located along Van Alstine Road, Camillus, New York. The system will be built within a 30.45 acre fenced area. The solar array will generate up to 5 Megawatts (MW) AC of power. The project will include the construction of 2 gravel access roads, concrete electrical equipment pads, security fencing, and a single electrical interconnection to the utility grid. OYA Camillus A LLC intends to build one of two separate projects on the land parcel currently having an area of 279.68 acres. The single parcel will first be subdivided into 2 distinct lots, with each individual lot containing a separate project. The land parcel hosting the OYA Camillus A LLC project will be approximately 220.18 acres in size. A separate project, named OYA Camillus B LLC, will occur within the separate 59.50 acre parcel.		
Name of Applicant/Sponsor: Glenn MacKay	Telephone: 416-840-3358 E-Mail: glenn.mackay@oyasolar.com	
Address: 335 Madison Ave.		
City/PO: New York	State: New York	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Bryan A. Bayer, C&S Engineers, Inc.	Telephone: 315-455-2000 E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Collins Blvd		
City/PO: Syracuse	State: NY	Zip Code: 13212
Property Owner (if not same as sponsor): Patricia Karasek	Telephone: E-Mail:	
Address: 6327 Van Alstine Road		
City/PO: Camillus	State: NY	Zip Code: 13031

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Camillus Building Permit	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Camillus Planning Board Review, Subdivision Approval	July 7, 2020
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town of Camillus ZBA Special Permit	July 7, 2020
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No	Onondaga County Municipal Review	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC SPDES General Construction, NYS Ag & Markets NOI, NYSERDA funding	TBD
h. Federal agencies ☑Yes ☐No	USACE, USFWS	September 8, 2020

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

Onondaga Farmland Protection Plan

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Rural Residential, Residential-1

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

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Camillus Police Department, Medical Center West

d. What parks serve the project site?
Erie Canal Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 279.68 acres
b. Total acreage to be physically disturbed? 31.39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 279.68 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 59.488 Maximum 220.192

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 10 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 452

ii. Dimensions (in feet) of largest proposed structure: 10 height; 8 width; and 70 length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federally regulated unnamed wetlands, federally regulated streams

_____

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

The project will not result in permanent loss to wetlands or waterbodies. The project requires placing solar array panels within 0.073 acres of wetland. This activity involves placing foundation structures in wetlands; the Corps of Engineers does not consider this action a regulated activity. No compensatory mitigation will be required by the Corps. In addition, woody vegetation will be removed along wetland and intermittent stream banks. No work will occur within the federally regulated wetland boundary or ordinary high water mark of streams.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No

If Yes, describe: Foundations will be driven or screwed into the ground resulting in minimal disturbance to wetland soils.

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

If Yes:

- acres of aquatic vegetation proposed to be removed: Vegetation removed is minimal and will only occur where posts are placed.
- expected acreage of aquatic vegetation remaining after project completion: 0.073 acres (small loss would not effect acreage)
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Removal will only occur for racking foundations
- proposed method of plant removal: Plants would be removed due to pile driving posts or installing screw piles
- if chemical/herbicide treatment will be used, specify product(s): Not applicable

v. Describe any proposed reclamation/mitigation following disturbance: No reclamation or mitigation is proposed, and is not warranted

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If, Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

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

If Yes:

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

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

If Yes:

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

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

_____

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

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

If Yes:

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

_____ Square feet or 0.55 acres (impervious surface)

_____ Square feet or 279.6 acres (parcel size)

ii. Describe types of new point sources. None

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

Stormwater will be directed to on-site water and drainage ways.

- If to surface waters, identify receiving water bodies or wetlands: NYSDEC Wetland CAM-24
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

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

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

If Yes, identify:

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

Construction equipment and equipment delivery vehicles will be used for the duration of construction.

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

None

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

None

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 8am - 5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours unmanned
- Saturday: 24 hours unmanned
- Sunday: 24 hours unmanned
- Holidays: 24 hours unmanned

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

If yes:

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

Construction equipment 8am - 5pm during construction phase only. Inverters will produce noise during operation (daylight hours).

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

Describe: _____

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

If yes:

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

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 0.5 tons per months (unit of time)
- Operation : 0 tons per 0 (unit of time)

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

- Construction: Waste from packaging materials and general construction debris.
- Operation: None

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

- Construction: Typical roll-off dumpster
- Operation: None

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.09	1.64	+0.55
• Forested	83.98	76.57	-7.41
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	22.47	+22.47
• Agricultural (includes active orchards, field, greenhouse etc.)	158.57	134.96	-23.61
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.27	0.27	0
• Wetlands (freshwater or tidal)	35.77	35.70	-0.07
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Solar PV Array (solar pv array in wetland) and associated equipment	0	8.07	+8.07

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 9500159

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

☐ Neither database

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

None

_____

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

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

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

The spill case was closed December 31, 1995, due to a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons. The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

Ontario gravelly loam	36.8 %
Honeyoye, Lansing, Ontario soils	48.6 %
Ontario and Madrid soils	12.4 %

d. What is the average depth to the water table on the project site? Average: >6 feet

e. Drainage status of project site soils:
☑ Well Drained: 98.4 % of site
☑ Moderately Well Drained: 0.4 % of site
☑ Poorly Drained 1.2 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 1.6 % of site
☐ 10-15%: _____ % of site
☑ 15% or greater: 98.4 % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name Federal intermittent streams Classification D
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name CAM-24, and unnamed federal wetlands Approximate Size 35.77 acres within parcel
- Wetland No. (if regulated by DEC) CAM-24

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

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

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

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

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

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

i. Name of aquifer: Principal Aquifer, Primary Aquifer

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

white-footed mouse; white-tailed deer; eastern cottontail

meadow vole; red-tailed hawk; eastern wild turkey

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

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

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:

i. Species and listing (endangered or threatened):

Indiana Bat

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

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

If Yes, provide county plus district name/number: ONON003

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

i. If Yes: acreage(s) on project site? 26.2 (within limits of disturbance)

ii. Source(s) of soil rating(s): Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

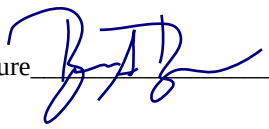
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name Bryan A. Bayer, C&S Engineers, Inc. Date January 18, 2021

Signature  Title Managing Environmental Scientist

PRINT FORM

EAF Mapper Summary Report

Wednesday, July 1, 2020 10:08 AM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

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

OVA Camillus A, LLC

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

Agency use Only [If applicable]
Project:
Date:

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

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

Tips for completing Part 2:

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

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

☐ NO ☒ YES

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

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☒ YES

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

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

l. Other impacts: _____		☒	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

☒ NO ☐ YES

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

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2c	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1c	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO ☐ YES

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

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

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☐ NO ☒ YES

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

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

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

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

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

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

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

11. Impact on Open Space and Recreation

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

☒ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

☒ NO ☐ YES

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

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

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

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

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

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

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

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

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

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

17. Consistency with Community Plans

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

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

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

18. Consistency with Community Character

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

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

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

PRINT FULL FORM

A

Agency Use Only [If Applicable]

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.

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

Onondaga County Industrial Development Agency

Project Summary

3/10/2021

1. Project	**OYA Camillus B LLC**	**2. Project Number**	**3101-20-17D**
3. Location	Camillus	**4. School District**	West Genesee School District
5. Tax Parcel(s)	006.-04-12.1	**6. Project Type**	New Construction Solar Project
			0

7.Total Project Cost	**$**	**7,581,103**
Land	$	-
Site Work	$	-
Building	$	3,739,680
Furniture & Fixtures	$	-
Equipment	$	3,758,423
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	83,000
Financial Charges	$	-
Legal Fees	$	-
Other- Solar Installation Labor	$	-

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

* Project related operation and management will be provided by local vendors under service contract with the project applicant.

Cost Benefit Analysis

	OYA Camillus B LLC Fiscal Impact ($)
Abatement Cost	**$ 926,636**
Sales Tax	$ 300,673
Mortgage Tax	$ -
Property Tax Relief (PILOT)	$ 625,963
New Investment	**$ 11,537,487**
PILOT Payments	$ 880,833
Project Wages (10 years)	$ -
Construction Wages	$ 2,829,450
Employee Benefits (10 years)	$ -
Project Capital Investment	$ 7,581,103
New Sales Tax Generated	$ 150,337
Agency Fees	$ 95,764
Agency Legal Fees	$ 18,953
Benefit:Cost Ratio	**12 :1**

Project Description

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

Agency Fee

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

OYA Camillus B LLC 3/10/2021

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	$	7,737
Expected Revenue from the Parcel if no project occurred	$	-
Projected Year 1 Revenue to be generated as a result of the project:	$	27,500
Total Project Cost	$	7,581,103
OCIDA Estimate of Project Value	$	939,606
Projected MW to be generated		5

Year	Onondaga County	Camillus	West Genesee School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	19%	66%	100.0%		
2019-2020	**$ 1,150**	**$ 1,469**	**$ 5,118**	**$ 7,737**		
1	$ 4,086	$ 5,223	$ 18,191	$ 27,500	$ 41,833	$ 14,333
2	$ 4,168	$ 5,327	$ 18,555	$ 28,050	$ 42,670	$ 14,620
3	$ 4,251	$ 5,434	$ 18,926	$ 28,611	$ 43,523	$ 14,912
4	$ 4,336	$ 5,542	$ 19,305	$ 29,183	$ 44,394	$ 15,210
5	$ 4,423	$ 5,653	$ 19,691	$ 29,767	$ 45,282	$ 15,515
6	$ 4,511	$ 5,766	$ 20,085	$ 30,362	$ 46,187	$ 15,825
7	$ 4,602	$ 5,882	$ 20,486	$ 30,969	$ 47,111	$ 16,141
8	$ 4,694	$ 5,999	$ 20,896	$ 31,589	$ 48,053	$ 16,464
9	$ 4,788	$ 6,119	$ 21,314	$ 32,221	$ 49,014	$ 16,794
10	$ 4,883	$ 6,242	$ 21,740	$ 32,865	$ 49,994	$ 17,129
11	$ 4,981	$ 6,366	$ 22,175	$ 33,522	$ 50,994	$ 17,472
12	$ 5,081	$ 6,494	$ 22,619	$ 34,193	$ 52,014	$ 17,821
13	$ 5,182	$ 6,624	$ 23,071	$ 34,877	$ 53,055	$ 18,178
14	$ 5,286	$ 6,756	$ 23,532	$ 35,574	$ 54,116	$ 18,541
15	$ 5,392	$ 6,891	$ 24,003	$ 36,286	$ 55,198	$ 18,912
16	$ 5,499	$ 7,029	$ 24,483	$ 37,011	$ 71,541	$ 34,530
17	$ 5,609	$ 7,170	$ 24,973	$ 37,752	$ 72,972	$ 35,221
18	$ 5,722	$ 7,313	$ 25,472	$ 38,507	$ 74,432	$ 35,925
19	$ 5,836	$ 7,459	$ 25,982	$ 39,277	$ 75,920	$ 36,644
20	$ 5,953	$ 7,608	$ 26,501	$ 40,062	$ 77,439	$ 37,376
21	$ 6,072	$ 7,761	$ 27,031	$ 40,864	$ 78,987	$ 38,124
22	$ 6,193	$ 7,916	$ 27,572	$ 41,681	$ 80,567	$ 38,886
23	$ 6,317	$ 8,074	$ 28,123	$ 42,514	$ 82,179	$ 39,664
24	$ 6,443	$ 8,236	$ 28,686	$ 43,365	$ 83,822	$ 40,457
25	$ 6,572	$ 8,400	$ 29,259	$ 44,232	$ 85,499	$ 41,267
	$ 130,879	**$ 167,283**	**$ 582,671**	**$ 880,833**	**$ 1,506,796**	**$ 625,963**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

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

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

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

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

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

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

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

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

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

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

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: OYA Camillus A LLC

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

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

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

Federal ID#: 85-1390693 NAICS: _____

State and Year of Incorporation/Organization: 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

_____

B) Individual Completing Application:

Name: Glenn Mackay

Title: Project Manager

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

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

E-mail: glenn.mackay@oyasolar.com

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel

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

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

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

E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

Name	% of ownership
OYA Solar CDG LLC	100%

G) Applicant Business Description:

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

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

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

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☑Yes ☐No

Section II: Project Information

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

Address: 6327 Van Alstine Road

Legal Address (if different): _____

City: _____ Village/Town: Camillus

Zip Code: 13031 School District: West Genesee

Tax Map Parcel ID(s): 006.04-12.1

Current Assessed Value: $553,500 Sq. Footage of Existing Building: 0

Census Tract: 121

B) Type (Check all that apply):

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

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

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

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

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

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

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

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

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

☐ Yes ☑ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	$3,679,188 est.	TBD	
Furniture & Fixtures			
Equipment	$3,697,628 est.	TBD	
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	$83,000 est.	TBD	
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	$7,459,816 est.	TBD	

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

B) TOTAL Capital Costs $ $7,459,816

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

Sources of Funds for Project Costs:

1. Bank Financing $ _____
2. Equity (excluding equity that is attributed to grants/tax credits) $ $4,525,500 est.
3. Tax Exempt Bond Issuance (if applicable) $ _____
4. Taxable Bond Issuance (if applicable) $ _____

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

-Identify each state and federal grant/credit:

NYSERDA $ 850,000 est.

ITC $ 2,084,316 est.

_____ $ _____

6. Total Sources of Funds for Project Costs $ 7,459,816

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	N/A
Estimate the average length of construction jobs to be created (months):	N/A
Current annual payroll at facility:	0
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	N/A
Average annual benefit paid by the company ($ or % salary) per FTE job:	N/A
Average growth rate of benefit cost:	N/A
Amount or percent of wage employees pay for benefits:	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	N/A

D) New Employment Benefits

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

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
			0	0	0	0	0
Job Creation Subtotal			0	0	0	0	0

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

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

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): 49% over 25 years

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

☐ Sales and Use Tax Exemption (4% Local, 4% State): 8%

☐ Tax Exempt Bond Financing (Amount Requested):_____

☐ Taxable Bond Financing (Amount Requested):_____

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

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ none

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

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

$ $3,697,628

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

$ 295,810.24

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 08/18/2020 (date).

Company: OYA Camillus A LLC

Representative for Contract: Glenn Mackay

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

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

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

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

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

Name of Applicant Company: OYA Camillus B LLC

Signature of Officer or Authorized Representative:

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

Date: 08/18/2020

Section VIII: Employment Plan

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

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

☐ Yes ☑ No

If yes, name and location: _____

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

☐ Yes ☑ No

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

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

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

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

Name of Applicant Company: OYA Camillus B LLC

Signature of Officer or Authorized Representative: _____

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

Date: 08/18/2020

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company: OYA Camillus B LLC

Signature of Officer or Authorized Representative:

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

Date: 08/18/2020

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company: OYA Camillus A LLC

Signature of Officer or Authorized Representative: _____

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

Date: 08/18/2020

Section X: Representations, Certifications, and Indemnification

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

A. First Consideration for Employment: In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

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

C. Annual Sales Tax Filings: In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

D. Outstanding Bonds: The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

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

meetings law.

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

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

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

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

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

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

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

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

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

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company OYA Camillus B LLC

Signature of Officer or Authorized Representative:

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

Date: 08/18/2020

PROVINCE OF ONTARIO)

FOREIGN COUNTRY OF CANADA)ss.;

Manish Nayar, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of OYA Camillus B LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 18th day of August, 20 20.

(Notary Public)

Name: Bernadette Corpuz

Date of Expiry: None

End of Application

Rev 1-9-20

Section II - D

PROJECT NARRATIVE

OYA CAMILLUS B LLC COMMUNITY DISTRIBUTED GENERATION

6190 VAN ALSTIN ROAD, CAMILLUS, NY 13031

OYA SOLAR NY, L.P.

OYA SOLAR

1. Summary

OYA Camillus B LLC is proposing to develop a 5 MW_{AC} solar CDG Project located at 6190 Van Alstine Road ("Proposed Project") in the Town of Camillus, New York. The Proposed Project will operate over a 30-year term. OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

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

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

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

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

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

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

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

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

Parcel Owner Information:

Name:	Patricia Karasek
Parcel I.D:	006.04-12.1
Address:	6327 Van Alstine Road, Camillus, NY 13031

Project Developer

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

Municipality

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

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

School District: Opted Out

Town: requires PILOT

County: requires PILOT

3. Proposed Project Description

The Proposed Project is a 5 MWAC (7.5 MWDC) single axis solar generation facility located in the Town of Camillus (See "*Figure 1: Proposed Project Location*").

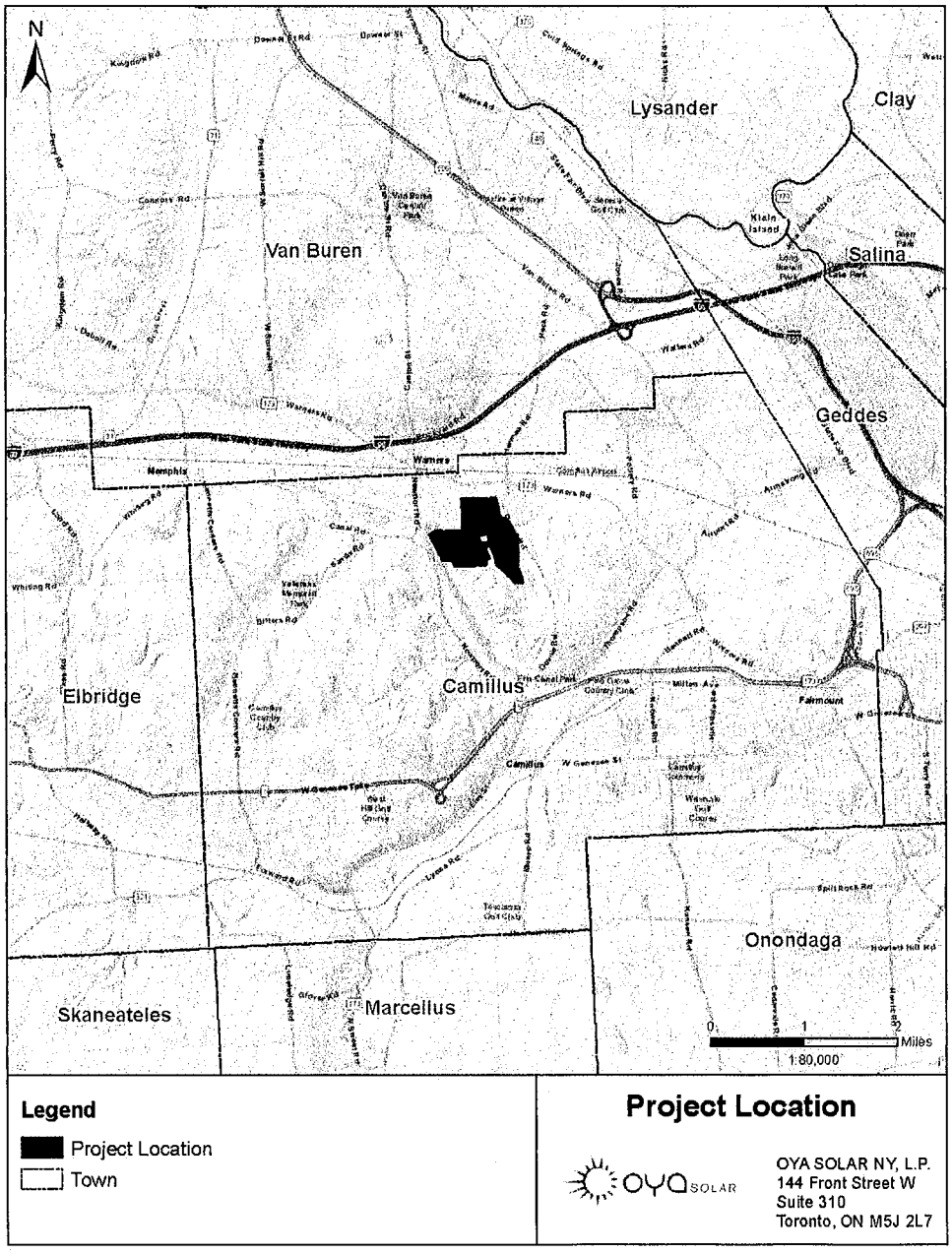


Figure 1: Proposed Project Location

The Proposed Project site is located at 6190 Van Alstine Road, Camillus, NY 13031, and will occupy approximately 37.45 acres / 1,631,322 sqft of the current 303.25 acre single tax parcel (See "*Figure 2: Proposed Project Site Location*"). Please see site plans for detailed equipment layout. The site access will be via gravel road off Van Alstine Road.

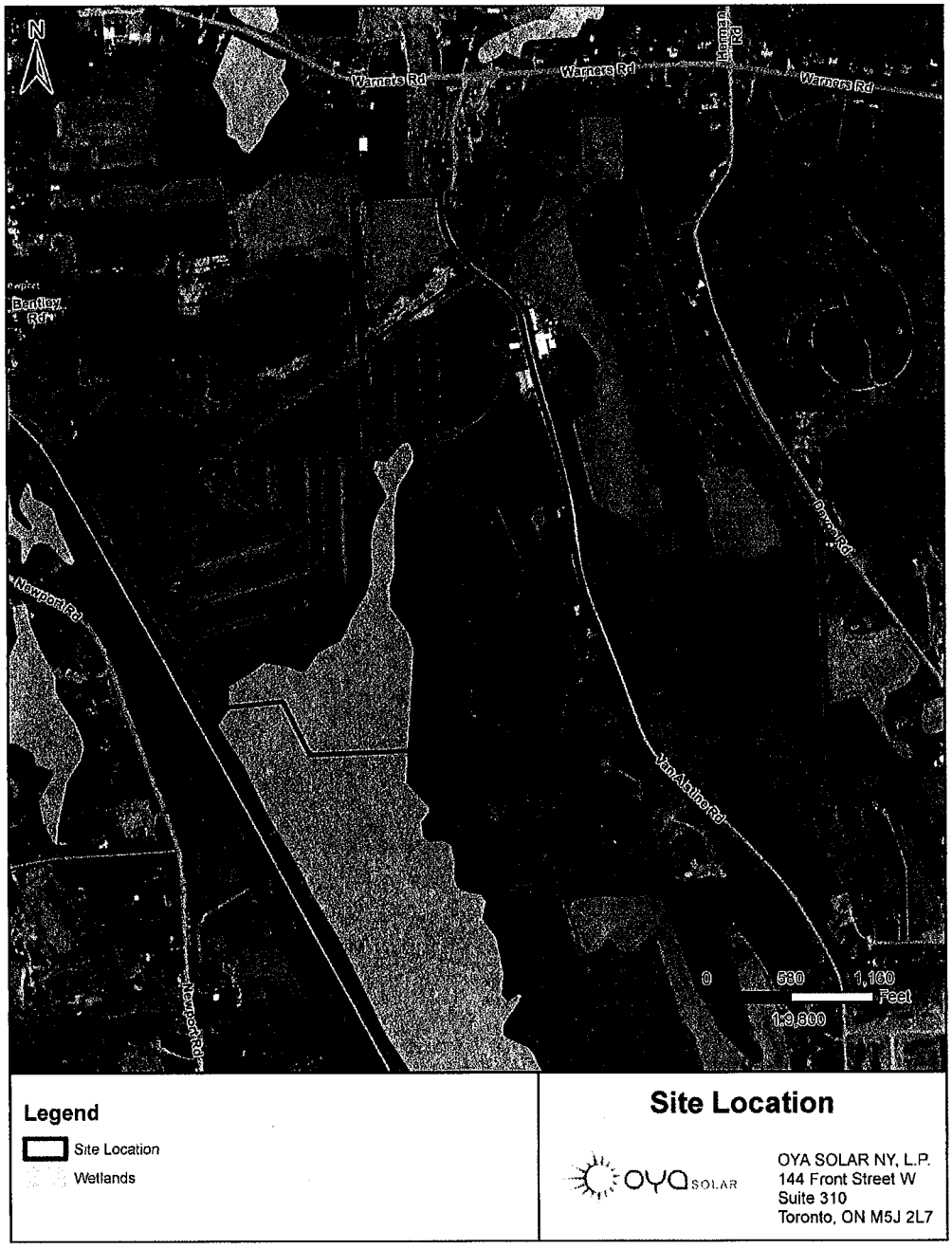


Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system. The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 303.25 acres exist under site control, the solar PV modules will occupy approximately 8.45 acres / 368,082 sqft.

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

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

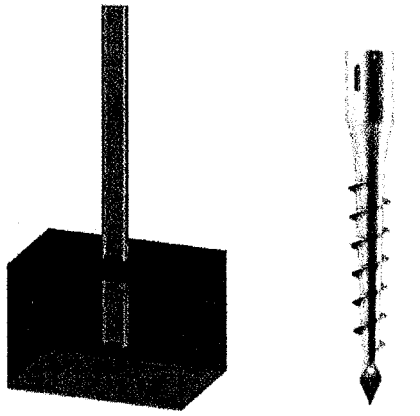


Figure 3: Illustration of Types of Foundation Posts

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

Full Environmental Assessment Form
Part 1 - Project and Setting

B

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Camillus B LLC		
Project Location (describe, and attach a general location map): 6190 Van Alstine Road, Camillus NY; 43.072330, -76.308637		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of ground-mounted solar photovoltaic (PV) system installed on a property located along Van Alstine Road, Camillus, New York. The system will be built within a 39.07 acre fenced area. The solar array will generate up to 5 Megawatts (MW) AC of power. The project will include the construction of 2 gravel access roads, concrete electrical equipment pads, security fencing, and a single electrical interconnection to the utility grid. OYA Camillus B LLC intends to build one of two separate projects on the land parcel currently having an area of 279.68 acres. The single parcel will first be subdivided into 2 distinct lots, with each individual lot containing a separate project. The land parcel hosting the OYA Camillus B LLC project will be approximately 59.50 acres in size. A separate project, named OYA Camillus A LLC, will occur within the separate 220.18 acre parcel.		
Name of Applicant/Sponsor: Glenn Mackay	Telephone: 416-840-3358 E-Mail: glenn.mackay@oyasolar.com	
Address: 335 Madison Ave.		
City/PO: New York	State: New York	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Bryan A. Bayer, C&S Engineers, Inc.	Telephone: 315-455-2000 E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Collins Blvd		
City/PO: Syracuse	State: NY	Zip Code: 13212
Property Owner (if not same as sponsor): Patricia Karasek	Telephone: E-Mail:	
Address: 6327 Van Alstine Road		
City/PO: Camillus	State: NY	Zip Code: 13031

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Town of Camillus Building Permit	TBD
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Camillus Planning Board Review	July 7, 2020
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Town of Camillus ZBA Special Permit	July 7, 2020
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Onondaga County Municipal Review	TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC SPDES General Construction, NYS Ag & Markets NOI, NYSERDA funding	TBD
h. Federal agencies ☑Yes☐No	USACE, USFWS	September 8, 2020

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

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes☐No
If Yes, identify the plan(s):
Onondaga Farmland Protection Plan

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Rural Residential, Residential-1

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

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Camillus Police Department, Medical Center West

d. What parks serve the project site?
Erie Canal Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 279.68 acres
b. Total acreage to be physically disturbed? 40.49 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 279.68 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 59.488 Maximum 220.192

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 10 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 436

ii. Dimensions (in feet) of largest proposed structure: 10 height; 6 width; and 70 length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

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

If Yes,

i. Purpose of the impoundment:

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

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

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

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

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

D.2. Project Operations

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

If Yes:

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

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

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

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

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

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

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

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

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

ix. Summarize site reclamation goals and plan:

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Federally regulated unnamed wetland, federally regulated stream

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

The project will not result in permanent loss to wetlands or waterbodies. The project requires placing solar array panels within 0.066 acres of wetland. This activity involves placing foundation structures in wetlands; the Corps of Engineers does not consider this action a regulated activity. No compensatory mitigation will be required by the Corps. In addition, woody vegetation will be removed along stream banks. No work will occur within the federally regulated ordinary high water mark of streams. Fence is placed in 29 linear feet of wetland.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No

If Yes, describe: Foundations will be driven or screwed into the ground resulting in minimal disturbance to wetland soils.

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

If Yes:

- acres of aquatic vegetation proposed to be removed: Vegetation removed is minimal and will only occur where posts are placed.
- expected acreage of aquatic vegetation remaining after project completion: 0.66 acres (small loss would not effect acreage)
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Removal will only occur for racking foundations
- proposed method of plant removal: Plants would be removed due to pile driving posts or installing screw piles
- if chemical/herbicide treatment will be used, specify product(s): Not applicable

v. Describe any proposed reclamation/mitigation following disturbance:

No reclamation or mitigation is proposed, and is not warranted

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If, Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or 1.32 acres (impervious surface)

_____ Square feet or 279.6 acres (parcel size)

ii. Describe types of new point sources. None

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

Stormwater will be directed to on-site water and drainage ways.

- If to surface waters, identify receiving water bodies or wetlands: NYSDEC Wetland CAM-24
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

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

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

If Yes, identify:

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

Construction equipment and equipment delivery vehicles will be used for the duration of construction.

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

None

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

None

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 8am - 5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours unmanned
- Saturday: 24 hours unmanned
- Sunday: 24 hours unmanned
- Holidays: 24 hours unmanned

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

If yes:

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

Construction equipment 8am - 5pm during construction phase only. Inverters will produce noise during operation (daylight hours).

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

Describe: _____

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

If yes:

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

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 0.5 tons per month (unit of time)
- Operation : 0 tons per 0 (unit of time)

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

- Construction: Waste from packaging materials and general construction debris.
- Operation: None

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

- Construction: Typical roll-off dumpster
- Operation: None

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.09	2.41	+1.32
• Forested	83.98	77.15	-6.83
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	31.86	+31.86
• Agricultural (includes active orchards, field, greenhouse etc.)	158.57	125.09	-33.48
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.27	0.27	0
• Wetlands (freshwater or tidal)	35.77	35.70	-0.07
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Solar PV Array (solar pv array in wetland) and associated equipment	0	7.20	+7.20

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 9500159

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

None

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

The spill case was closed December 31, 1995, due to a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons. The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Ontario gravelly loam	61.5 %
Ontario and Madrid soils	26.4 %
Honeyoye, Lansing, and Ontario	9.3 %

d. What is the average depth to the water table on the project site? Average: >6 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____ % of site
☐ 10-15%: _____ % of site
☑ 15% or greater: 100 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Federal intermittent streams Classification D
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name CAM-24, and unnamed federal wetlands Approximate Size 35.77 acres within parcel
- Wetland No. (if regulated by DEC) CAM-24

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

white-footed mouse	red-tailed hawk	eastern cottontail
meadow vole	white-tailed deer	eastern wild turkey

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑Yes ☐No

If Yes, provide county plus district name/number: ONON003

b. Are agricultural lands consisting of highly productive soils present? ☑Yes ☐No

i. If Yes: acreage(s) on project site? 31.3 (within limits of disturbance)

ii. Source(s) of soil rating(s): Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bryan A. Bayer, C&S Engineers, Inc. Date January 18, 2021

Signature _____ Title Managing Environmental Scientist

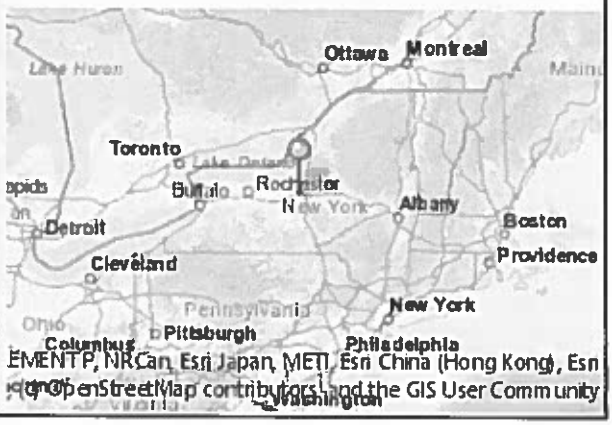
PRINT FORM

EAF Mapper Summary Report

Tuesday, June 30, 2020 3:55 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ONON003
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

B

Agency Use Only [If applicable]

Project:

Date:

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☒	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2c	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☒	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☒NO ☐YES
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☒NO ☐YES
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2c	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☒	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☐ NO ☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☒ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3c, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☒ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☒ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☒NO ☐YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☒ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☒ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

B OYA Camillus B, LLC

Agency Use Only [If Applicable]
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.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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:	Type 1
Name of Lead Agency:	ZBA
Name of Responsible Officer in Lead Agency:	Robert C Feyl
Title of Responsible Officer:	Chairman
Signature of Responsible Officer in Lead Agency:	Date: Mar 2 2021
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

SUMMIT SOLAR

January 15, 2021

VIA EMAIL

Onondaga County Industrial Development Agency
333 West Washington Street, Suite 130
Syracuse, New York 13202
Attention: Board Members

SSC Lysander LLC
334 Arapahoe Ave
Boulder, CO 80302
Attn: John H. Switzer

Re: Change of Control of Company

Dear Board Members,

Pursuant to the Payment In Lieu Taxes Agreement (the "PILOT") between the Onondaga County Industrial Development Agency ("Agency") and SSC Lysander LLC ("Company"), Company does hereby request the Agency to approve the Company to convey a one hundred percent (100%) controlling interest in Company to GSRP Development Company X LLC, a limited liability company formed under the laws of the State of Delaware. GSRP Development Company X LLC's sole Member is Goldman Sachs Renewable Power.

Very Truly Yours,

John H. Switzer

John H. Switzer

Onondaga County Industrial Development Agency

Project Summary Draft 3/2/2021

1. Project	**Brolex Plank Road, LLC**	**2. Project Number**	**3101-21-03A**
3. Location	Clay	**4. School District**	Cicero-North Syracuse School District
		6. Project Type	New Construction
5. Tax Parcel(s)	006.-04.18.0	**Village**	North Syracuse

7.Total Project Cost	**$**	**6,375,000.00**
Land	$	400,000
Site Work	$	-
Building	$	5,975,000
Furniture & Fixtures	$	-
Equipment	$	-
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	-
Financial Charges	$	-
Legal Fees	$	-
Other	$	-

8. Total Jobs	2
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	2

Cost Benefit Analysis

Brolex Plank Road, LLC

	Fiscal Impact ($)
Estimated Abatement Cost	**$242,250**
Sales Tax Abatement	$204,000
Mortgage Recording Tax Abatement	$38,250
Real Property Tax Relief	$0
New Investment	**$9,155,070**
PILOT Payments	$0
Project Wages (10 years)	$800,000
Construction Wages	$1,915,320
Employee Benefits (10 years)	$0
Project Capital Investment	$6,375,000
Agency Fees	$64,750
Benefit:Cost Ratio	**37.79 :1**

Project Description

Two 24-unit apartment buildings located on an underutilized 2.3-acre parcel located in the Town of Clay.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: Brolex Plank Road LLC

Applicant Address: 5912 N Burdick St, East Syracuse, NY 13057

Phone: 315-656-7271 Fax: _____

Website: N/A E-mail: brandon@byoh.biz

Federal ID#: 85-3860190 NAICS: _____

State and Year of Incorporation/Organization: New York 2020

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐Yes ☑No

What is the name of the Real Estate Holding Company: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company:

_____

B) Individual Completing Application:

Name: Brandon Jacobson

Title: Managing Member

Address: 5912 N Burdick St., E. Syracuse, NY 13057

Phone: 315-559-0556 Fax: _____

E-mail: brandon@byoh.biz

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: Christian J. Danaher

Firm Name: Hancock Estabrook

Address: 1800 AXA Tower, 100 Madison St., Syracuse, NY 13202

Phone: 315-565-4575 Cell Phone: 315-436-4432

E-mail: cdanaher@hancocklaw.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 2020

State in which Organization is established: New York

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
Joshua H. Heintz	33.33%
Brandon M. Jacobson	33.33%
Thomas M. Oot	33.33%

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information. See Addendum "B"

I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐Yes ☑No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 444 South Main Street

Legal Address (if different): _____

City: North Syracuse Village/Town: Clay

Zip Code: 13212 School District: North Syracuse Central SD

Tax Map Parcel ID(s): 006.-04-18.0

Current Assessed Value: 50,633 Sq. Footage of Existing Building: 0

Census Tract: _____

B) Type (Check all that apply):

- [x] New construction
- [ ] Expansion/Addition to current facilities
- [ ] Renovation of existing facility
- [ ] Acquisition of existing facility/property
- [ ] Demolition and Construction
- [ ] Purchase of machinery and/or equipment
- [ ] Brownfield/Remediated Brownfield
- [ ] LEED Certification
- [ ] Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

SEE ADDENDUM "C"

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- [x] (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- [x] (ii) the size of the lot upon which the Project sits or is to be constructed;
- [x] (iii) the current use of the site and the intended use of the site upon completion of the Project;
- [x] (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- [x] (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☐ Industrial	☐ Bank Office
☐ Acquisition of Existing Facility	☐ Retail
☑ Housing	☐ Mixed Use
☐ Equipment Purchase	☐ Facility for Aging
☐ Multi-Tenant	☐ Civic Facility (not for profit)
☐ Commercial	☐ Other _____

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☑ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   ☐ Yes ☑ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   ☐ Yes ☑ No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	400.000		$400.000
Site Work/Demo			
Building Construction & Renovation	5,975,000	100	$5,975,000
Furniture & Fixtures			
Equipment			
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	6.375.000	100	$6.375.000

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 6,375,000

Project refinancing: estimated amount
(for refinancing of existing debt only) $ N/A

Sources of Funds for Project Costs:

1. Bank Financing $ 5,100,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 1,275,000
3. Tax Exempt Bond Issuance (if applicable) $ N/A
4. Taxable Bond Issuance (if applicable) $ N/A

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ _____

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 6,375,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
☐Yes ☑No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	44
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll at facility:	0
Average annual growth rate of wages:	0
Please list, if any, benefits that will be available to either full and/or part time employees:	Health, Dental, Disability, 401k
Average annual benefit paid by the company ($ or % salary) per FTE job:	$7,500
Average growth rate of benefit cost:	10%
Amount or percent of wage employees pay for benefits:	0% - Employer paid for individual
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	2

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Maintenance	$40,000	0	1				
Real Estate Rental Agen	$40,000	0	1				
Job Creation Subtotal			2				

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☐ Real Property Tax Abatement (PILOT): _____

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 38,250.00

☑ Sales and Use Tax Exemption (4% Local, 4% State): 204,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 5,100,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 38,250

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 2,550,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ 204,000

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency _____ (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of_____(date).

Company: Brolex Plank Road LLC
Representative for Contract: Brandon M. Jacobson
Address: 5912 N. Burdick St. City: E. Syracuse State: NY Zip: 13057
Phone: 315-559-0556 Email: brandon@byoh.biz
Project Address: 444 South Main St City: North Syracuse State: NY Zip: 13212

General Contractor: Brolex Plank Road LLC
Contact Person: Brandon M. Jacobson
Address: 5912 N. Burdick St. City: E. Syracuse State: NY Zip: 13057
Phone: 315-559-0556 Email: brandon@byoh.biz
Authorized Representative: Brandon M. Jacobson Title: Managing Member
Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits:
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: Brolex Plank Road LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson, Managing Me

Date: 02/23/21

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☑ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☑ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), Brolex Plank Road LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

Brolex Plank Road LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

Brolex Plank Road LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: Brolex Plank Road LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson, Managing Meml

Date: 02/23/21

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described: See Addendum "A"

Name of Applicant Company: Brolex Plank Road LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson, Managing Me

Date: 02/23/21

Section X: Representations, Certifications, and Indemnification

Brandon M. Jacobson (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Managin Member (title) of Brolex Plank Road LL((name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. **Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

D. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

K. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company Brolex Plank Road LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Brandon M. Jacobson

Date: 02/23/21

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Brandon M. Jacobson, being first duly sworn, deposes and says:

1. That I am the Managing Member (Corporate Officer) of Brolex Plank Road L (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 23rd day of February, 2021.

Ann M. Oot

(Notary Public)

ANN M OOT
NOTARY PUBLIC State of New York
Onondaga County
Lic. #01OO4965138
Comm. Exp. 04/16/2022

End of Application

Rev 1-9-20

Onondaga County Industrial Development Agency Application for Benefits

Addendum A

Brolex Plank Road, LLC currently has a conflict of interest that involves a familial relationship between a member of the OCIDA Board of Directors and a member of Brolex Properties, LLC that must be disclosed to ensure the determination of the Brolex Properties, LLC Application is not compromised.

BROLEX PLANK ROAD, LLC

ADDENDUM B – SECTION I, PART H

H). What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases.

It is anticipated that 100% of our supplies, raw materials, and vendor services will be purchased from companies within Onondaga County. Although Brolex Plank Road, LLC does not have fully executed subcontractor agreements outlining the specific dollar amounts at this stage of the project the list of anticipated companies is as follows:

Brolex Enterprises – Total site development and excavation work - $328,250.00
E. Syracuse, NY

D.I.G. Construction – Foundation and masonry - $134,500.00
Fabius, NY

New Edge Electric, LLC – Electrical work - $346,300.00
E. Syracuse, NY

Real Property Development, LLC – Walkways, Sidewalks and Curbing - $85,066.00
E. Syracuse, NY

Kebo Insulation, LLC – Installation of Insulation - $139,060.00
E. Syracuse, NY

Materials Direct, LLC – Materials supply
E. Syracuse, NY

WJ Rock Painting & Drywall – Sheetrock and Painting
Cicero, NY

BROLEX PLANK ROAD, LLC

ADDENDUM C – SECTION II, PART C

C). Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

The Brolex Plank Road, LLC 2-building 48-unit apartment project in North Syracuse will help our company diversify its portfolio allowing for the addition of revenue stream that is generated from a multi-unit apartment complex. Not only will this apartment project help diversify our portfolio but the anticipated cash flows will allow us to redeploy these resources and continue to develop other properties within Onondaga County and neighboring communities.

Brolex Plank Road, LLC

Brolex Plank Road, LLC.
444 South Main Street
North Syracuse, NY 13212
Office: (315) 656-7271
brandon@byoh.biz
www.byohome.com

Brolex Plank Road Vision Statement

November 16th, 2020

Dear Chairman Hogan and OCIDA Members,

We write to you to introduce our Plank Road two 24-unit apartment buildings located on an underutilized 2.3-acre parcel located at 444 South Main Street in the Village of North Syracuse, New York.

We are informed that this parcel has been vacant since the home was destroyed by fire about 25 years ago. It also is one of the very few parcels available in the Village which can accommodate new apartment housing for persons 55 years old and older. The existing apartment offerings are dated and not constructed within the 55-year-old and older community in mind. The revitalization of this vacant property to a new, walkable, amenity enhanced community will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced for the 55 year and older community.

1. **Overall Description of project:**
    - (i) Each 24-unit complex is approximately 22,500 square feet for a total of 45,000 square feet.
    - (ii) The size of the lot is 2.3 acres
    - (iii) The lot is currently vacant. Upon completion of the project there will be two 24-unit apartment buildings
    - (iv) This project will allow for new apartment housing for persons 55 years old and older
    - (v) The revitalization of this vacant property to a new, walkable, amenity enhanced community will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced for the 55 year and older community.

2. **Is the property being built on a blighted lot?** Yes

- This 2.3-acre overgrown, vacant parcel has existed for 25 years since the former residence burned and was demolished due to structural and public safety concerns.
- The improvement of this overgrown, vacant, underutilized 2.3-acre parcel will visually enhance South Main Street for those driving by as well as those residents walking by this new community daily.

3. **Is this new housing fulfilling an unmet need in the area?** Yes.

    - A professional evaluation of 55 year and older offerings in the County of Onondaga reveals there are 6 communities available to persons 55 years old and older including
        - Towne Center Retirement built in 2017 with 128 units 2 stories with full service and about a 15-mile distance from the subject
        - Morgan Square Apartments built in 2014 with 119 units 3 stories and being 14.3 miles from the subject
        - Buckley Square Apartments with 131 Units 2 stories built in 2011 being 8.7 miles distant from the subject
        - Snowbirds Landing 70 units built in 2004 3 stories and being 12.0 miles distant from the subject
        - Snowbirds Landing (Solvay) 73 units built in 2004 and being 11.4 miles distant from the subject.
        - Centerville Court Apartments 152 units 2 stories built in 1984 and being 8.7 miles from the subject.
    - As can be seen from the above senior complexes none are close to our project located at 444 South Main Street in the Village of North Syracuse.
    - The walkability for exercise and close proximity to goods and services as well as to churches and Village offerings fulfills a huge unmet need.
    - The close proximity to Syracuse Hancock International Airport will allow those residents in our community who choose to travel south in the winter to do so with ease.

4. **Demand for Housing?** Yes.

    - The Village of North Syracuse in particular as well as the county of Onondaga are underserved by a new 55-year-old and older new amenity enhanced apartment complex.
    - As the Village of North Syracuse community residents 55 years old and older seek to sell their homes it is critical that they have an opportunity to remain in our community.
    - These 48 apartments help to fill that demand by providing amenities such as elevators, in apartment washing machines and dryers as well as walkability for exercise, restaurants and other goods and services.
    - With the arrival of new jobs from BHG, SRC, Saab-Sensis, Lockheed Martin as well as Amazon and others all housing including our new community are critical.

5. **Is there support from local officials?** Yes.

- During our extensive planning process with the village zoning, planning and elected officials there has been uniform support. Letters can be obtained if needed.

6. **Is there needed Infill in an already populated area?** Yes.
    - This new housing community consisting of 2 24-unit apartment buildings on an overgrown lot that has been underutilized for 25 years.
    - In the Village at 444 South Main since the home burned and was demolished due to instability and public safety is a perfect example of infill.

7. **Does the project provide walkability to Village centers?** Yes.

    - Our new community has immediate access to the South Main Street sidewalk network.
    - Within close proximity there is the Gathering Place Church, St. Rose of Lima Church, Luther Memorial Lutheran Church, St. Rose of Lima School, Vincent's Gourmet Imports Restaurant, Geddes Bakery and Pastry Shop, Plank Road Ice Cream, Bowling Green Lanes, Edward Jones Financial Advisor, Atwal Dental Care, Compassionate Family Medicines, and M&T Bank, Gulf Oil gas station, and Walgreens just to name just a few.

We are eager to start this project at 444 South Main Street. We are now asking that you, Onondaga County Industrial Development Agency, support and accept our application so that we can have the opportunity to repurpose this vacant land and improve our community.

Yours Truly,

Brolex Plank Road, LLC

Joshua H. Heintz Date: _____

Member

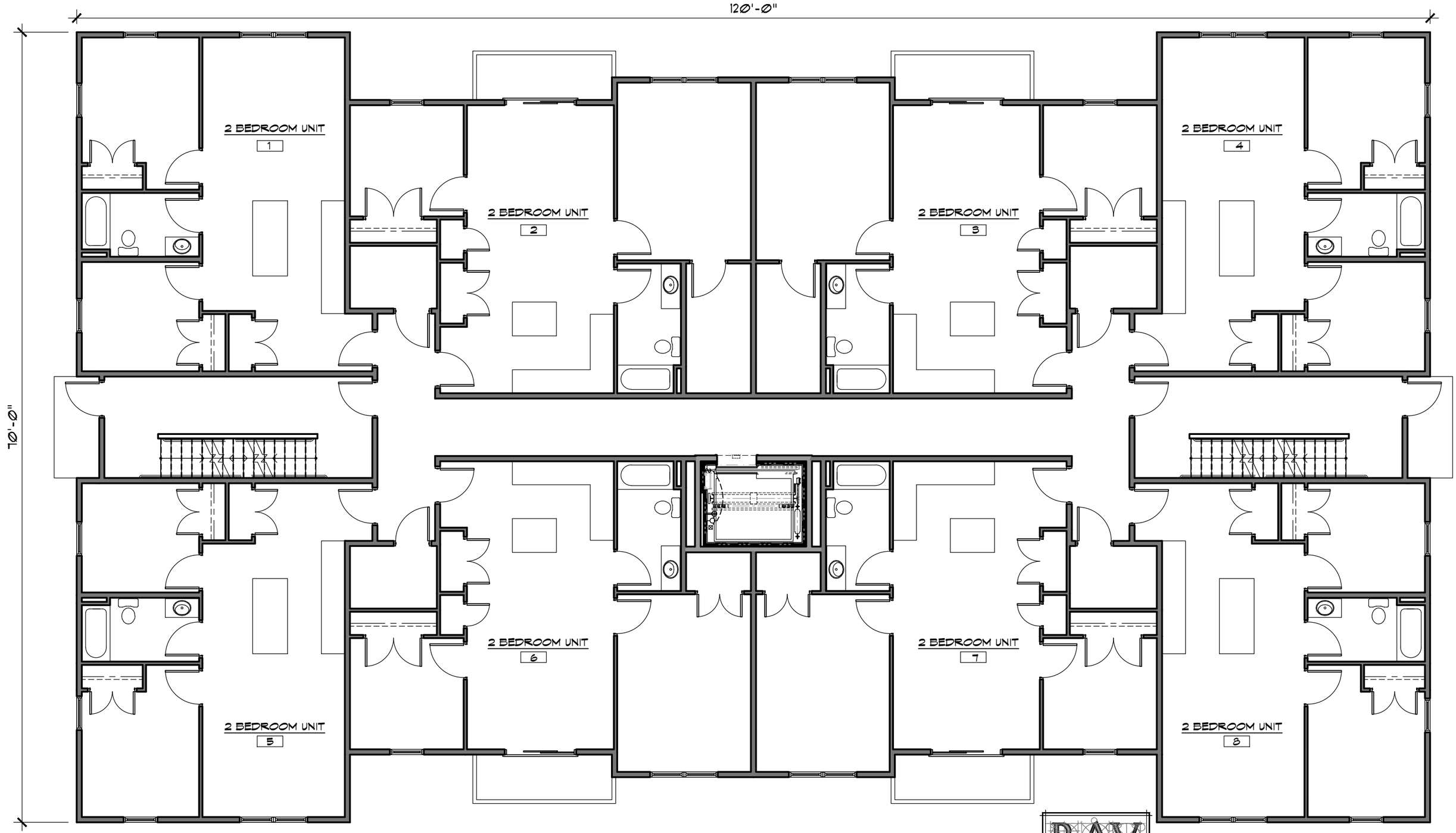
Brandon M. Jacobson Date: _____

Member

11/16/2020

Thomas M. Oot Date: _____

Member



PROPOSED 24 UNIT APARTMENT BLDG.

NORTH SYRACUSE, NEW YORK

TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

RAV
ARCHITECT P.C.
7515 Morgan Road
Liverpool, NY 13090
Ph:315-472-9848
Fax:315-472-9876
Email: rwater@cdtcad.com

GENERAL NOTES

X-PALACE-GEN NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY SEGUIN LAND SURVEYING, P.L.L.C. CHITTENANGO, NY, DATED MARCH 3, 2020.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. COORDINATE REMOVALS WITH PHASING PLANS AND ARCHITECTURAL PLANS WHICH SHOW BUILDING DEMOLITION, RECONSTRUCTION, AND ADDITIONS.

3. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.

4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

6. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.,) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

7. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.

8. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

10. KFA SHALL DOCUMENT ANY EXISTING DAMAGED SIDEWALK FLAGS ARE TO BE REPLACED DURING SITE WORK. THERE ARE A SMALL NUMBER OF CRACKED AND DAMAGED FLAGS ON ALL ADJACENT STREETS.

11. KFA PUNCHLIST WILL INCLUDE REVIEW OF ALL SITE PLAN AND SITE REVIEW ITEMS NOTED IN COMMENT LETTERS.

LEGEND

X-SMITH-LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
100		CONTOUR		DI	INLET
+377.7		SPOT ELEVATION		CB MH	CATCH BASIN/MANHOLE
	GT/CE	CURB TAPER/END		CO	CLEAN OUT
	TC/BC	TOP/BOTTOM OF CURBS			SANITARY MANHOLE
	HP/LP	HIGH / LOW POINT			ASPHALT PAVEMENT-PARKING
	TP-2	TEST PIT			ASPHALT PAVEMENT-DRIVE
	B-1	BORING (SEE SPECIFICATIONS FOR BORING INFO)			CONCRETE PAVEMENT
		FENCE			SAFETY SURFACING
		UTILITY POLE			TRAFFIC SIGN
W		WATER LINE			TRAFFIC SIGN - SET IN BOLLARD
		FIRE HYDRANT			TRAFFIC SIGN - MOVABLE
EX ST	ST	STORM PIPE			LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
EX SAN	UD	UNDERDRAIN			CURB
E/T		SANITARY PIPE		SF	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
E		OVERHEAD ELECTRIC			SILT FENCE
T		UNDERGROUND ELECTRIC			TREE
		TELEPHONE			SHRUB
	ST MH	STORM STRUCTURE		QUANTITY PLANT TYPE	PLANT KEY
					VEGETATION

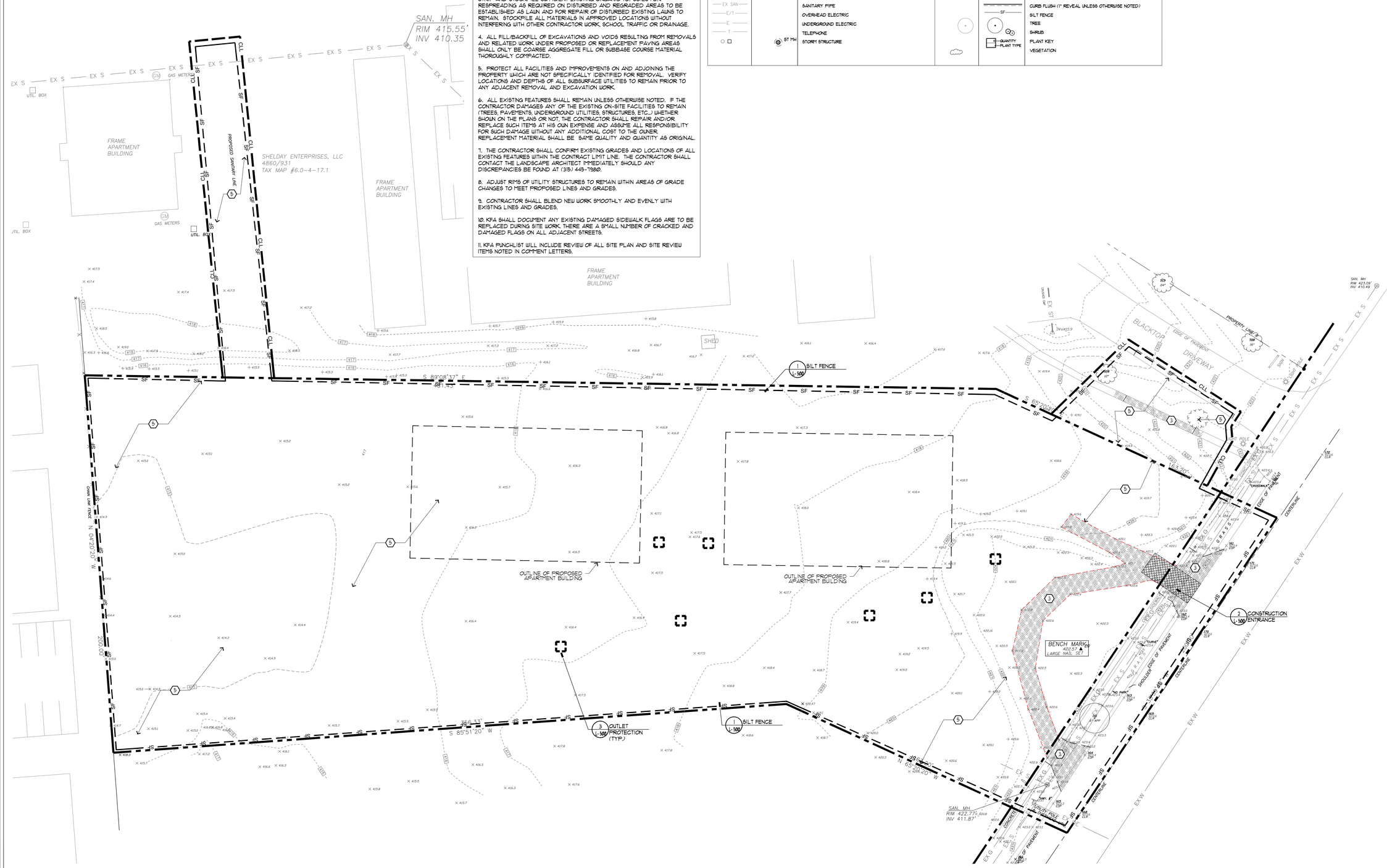
EXISTING CONDITIONS & SITE PREPARATION NOTES

X-SMITH-SITE-PREP-NOTES

CLL CONTRACT LIMIT LINE

REMOVE EXISTING PAVEMENTS - SEE NOTES 3 & 4 BELOW.

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING CONCRETE PAVEMENT.
3. REMOVE ASPHALT PAVEMENT INCLUDING BASE MATERIAL AND DISPOSE OF OFF SITE.
4. REMOVE EXISTING GRANITE CURBING.
5. REMOVE EXISTING VEGETATION AND ROOTS IN THEIR ENTIRETY.



1 L-100 SITE PREPARATION PLAN

0 20 40 60 SCALE IN FEET

N

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-1980 FAX: (315) 445-1981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS
444 S. MAIN ST., NORTH SYRACUSE, NY

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED

Title:

SITE PREPARATION PLAN

L-100

EROSION CONTROL NOTES and EROSION CONTROL SEQUENCING

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL AND THE SWPPP PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 7 DAYS OF EXPOSURE, IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.

3. SITE PREPARATION SHALL INCLUDE:
   A. SEEDBED PREPARATION - SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
   B. SOIL AMENDMENTS
      1. LIME TO pH 6.0
      2. FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/1000 SQ FT.)
   C. SEED MIXTURES
      1. TEMPORARY SEEDINGS
         a. RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS/ACRE (0.7 LBS/1000 SQ FT.)
         b. CERTIFIED "ARDONTOCK" WINTER RYE (CEREAL RYE) @ 100 LBS/ACRE (2.5 LBS/1000 SQ FT.)
      2. PERMANENT SEEDINGS
         a. ROUGH OR OCCASIONALLY MOWED AREAS:

	LBS/ACRE	LBS/1000 SQ FT
EMPIRE BIRDSFOOT (TREFOIL OR COMMON)	8	Ø.20
WHITE CLOVER PLUS*	8	Ø.20
TALL FESCUE PLUS	20	Ø.45
REDTOP	2	Ø.05
RYEGRASS (PERENNIAL)	5	Ø.10

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

   D. METHOD OF SEEDING
      BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.

4. DISTURBED AREAS SHALL BE SEEDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL. ON SLOPES GREATER THAN 3:1 SEEDED AREAS SHALL BE STAKED WITH JUTE MESH OR EQUIVALENT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.

6. ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.

7. ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.

8. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES - AS SEDIMENT ACCUMULATES TO ½ THE DEPTH OF THE STORMWATER BASIN, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

9. DIRECT ACCESS SHALL BE PROVIDED TO ALL BASIN AREAS FOR MAINTENANCE AND REHABILITATION.

10. ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SUPPP PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEMED RESPONSIBLE FOR THOSE DUTIES.

11. THE PERMITEE # ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS # METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM # ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITEE # ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN OR NYSDEC.

12. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".

13. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1/ RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR BILTED IN EROSION CONTROLS, CLEANING OUT STRUCTURES, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.

14. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.

15. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."

EROSION CONTROL and CONSTRUCTION SEQUENCE

THE PROJECT WILL CREATE A TOTAL SITE DISTURBANCE OF APPROXIMATELY 3.1 ACRES. THE SITE DISTURBANCE WILL BE PHASED TO LIMIT THE POTENTIAL FOR EROSION AND SEDIMENTATION ISSUES DURING THE CONSTRUCTION PROCESS. BELOW IS A LISTING OF THE ANTICIPATED PHASING:

THE SEQUENCE OF CONSTRUCTION FOR EACH AREA SHALL BE:

1. PRIOR TO ANY SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED SITE ENTRANCE LOCATION AS SHOWN ON THE DRAWING.

2. SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.

3. CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.

4. INSTALL TEMPORARY SEDIMENT TRAP IN THE LOCATIONS SHOWN ON THE PLANS. SEDIMENT TRAPS SHALL BE SIZED APPROPRIATELY TO THE UPSTREAM DRAINAGE AREA. ADHERE TO THE INSPECTION AND MAINTENANCE REQUIREMENTS ASSOCIATED WITH THE TEMPORARY SEDIMENT TRAP DETAIL.

5. PROVIDE ALL DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS. INSTALL CHECK DAMS WHERE INDICATED ON THE PLANS. INSTALL BYPASS SWALE INCLUDING LIGHT STONE FILL.

6. STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL STOCKPILE AREAS WITH SILT FENCE. PROVIDE TEMPORARY MEASURES TO PROTECT WATER LINE AT CROSSING.

7. PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWING.

8. PREPARE BUILDING PAD AREA, DRIVEWAYS AND PARKING AREA SUBGRADE.

9. EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

12. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.

13. CLEAN TEMPORARY SEDIMENT TRAPS BASIN AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

13. FINE GRADE AND SEED AREAS OF TEMPORARY SEDIMENT TRAPS AS NOTED ON THE PLANTING PLAN AND ON THE DETAILS.

14 REMOVE TEMPORARY SILT FENCING AND ROCK CHECK DAMS AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE UNDERDRAIN WITHIN DETENTION BASIN PER PLANS.

FINAL CLEAN UP & PREVENTATIVE MAINTENANCE

1. REMOVE AND/OR MAINTAIN STOCKPILE AREAS.

2. REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.

3. FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAWN IS WELL ESTABLISHED. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSEOUT.

4. CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SUPPP INSPECTION REPORTS.

SOIL RESTORATION NOTES

1. ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.

2. SOIL RESTORATION REQUIREMENTS:

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A+B - APPLY 6 INCHES OF TOPSOIL HSG C+D AERATE* AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A+B - AERATE AND APPLY 6 INCHES OF TOPSOIL HSG C+D - APPLY FULL SOIL RESTORATION**
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUB-SOILER.

**PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

3. SOIL RESTORATION PRACTICE IMPLEMENTATION:

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER. MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLAN.
6. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS FREE OF VIABLE SEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A pH SUITABLE TO GROW DESIRED PLANTS.

FIGURES 5.16 AND 5.17 TO THE BELOW SHOW TWO ATTACHMENTS USED FOR SOIL DECOMPACTION. TILLING (STEP 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATION THAT ARE WITHIN 24 INCHES OF THE SURFACE.

Figure 5. 16 Soil aerator implement



Figure 5. 17 Soil aerator implement



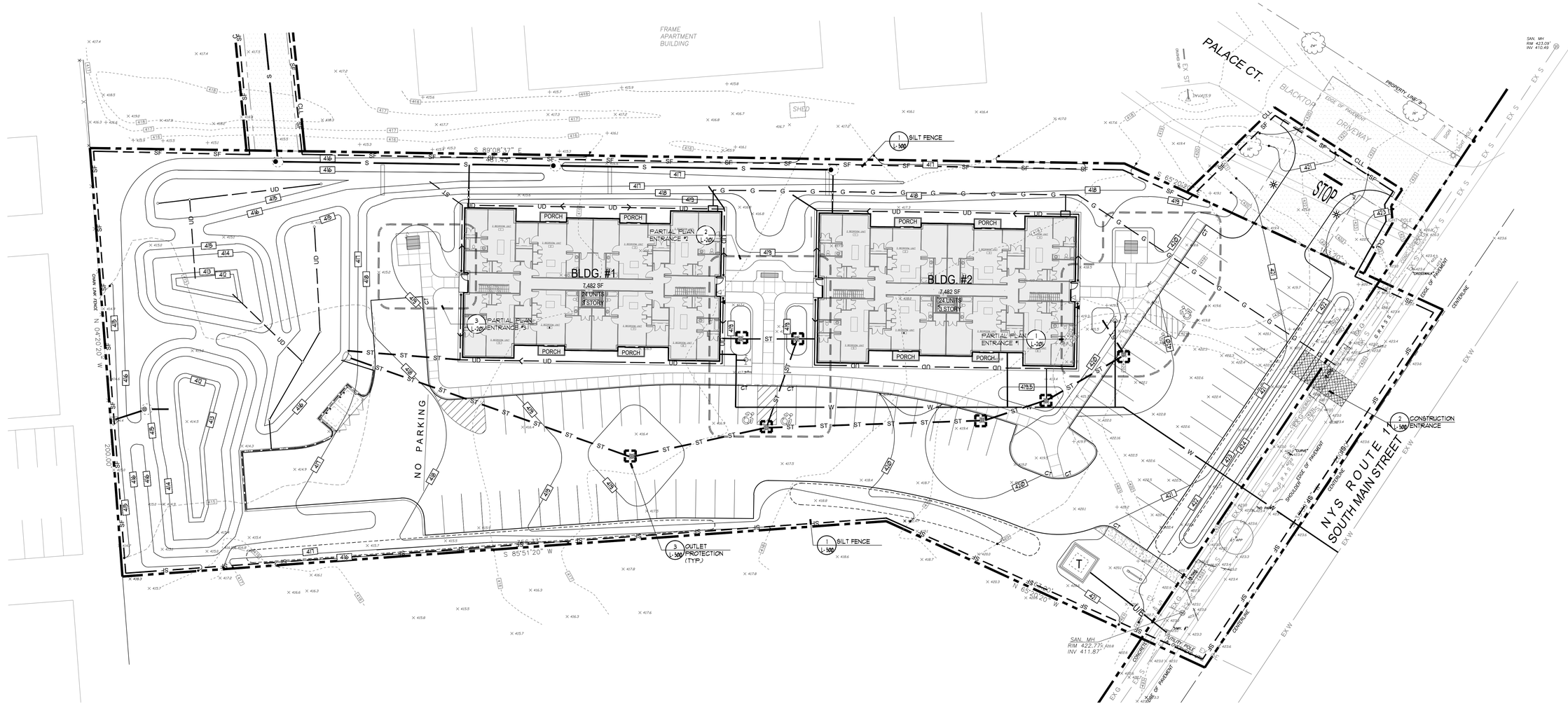
4. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.

5. THE CONTRACTOR MUST KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS. (SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE TURF EVERY FEW YEARS)

6. ALL SOIL RESTORATION SHALL BE IN ACCORDANCE WITH NYSDEC REGULATIONS AND THE APPROVED SUPPPP FOR THE PROJECT.

SWPPP LEGEND

- SF — SILT FENCE
- SEDIMENT TRAP @ CB/INLET
- JUTE MESH
- CONSTRUCTION ENTRANCE
- CHECK DAM



1 L-101 EROSION CONTROL AND SWPPP PLAN

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6209 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST, EAST SYRACUSE, NY 13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS
444 S. MAIN ST., NORTH SYRACUSE, NY

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED

Title:

EROSION CONTROL PLAN

L-101

SANITARY NOTES

1.) SANITARY EASEMENTS SHALL BE PRIVATELY OWNED. REFER TO SANITARY EASEMENT MAP DATED 6/30/2020 BY SEGUIN LAND SURVEYING.

2.) ALL SANITARY MANHOLES, PIPING, AND LATERALS WILL BE PRIVATELY OWNED.

3.) PRIOR TO AND AFTER CONSTRUCTION ALL JOINTS AND CONNECTIONS WILL BE VIDEO INSPECTED TO ENSURE PROPER INSTALLATION AT EXISTING SEWER PIPE.

4.) PRIVATE SEWER WILL BE SUBJECT TO OCDWEP PLUMBING CONTROL PERMITTING AND INSPECTION. CONTRACTOR TO COORDINATE PRIOR TO CONSTRUCTION.

5.) BYPASS PUMPING IS REQUIRED TO ENSURE CONTINUOUS OPERATION OF EXISITING SANITARY SYSTEM DURING CONSTRUCTION.

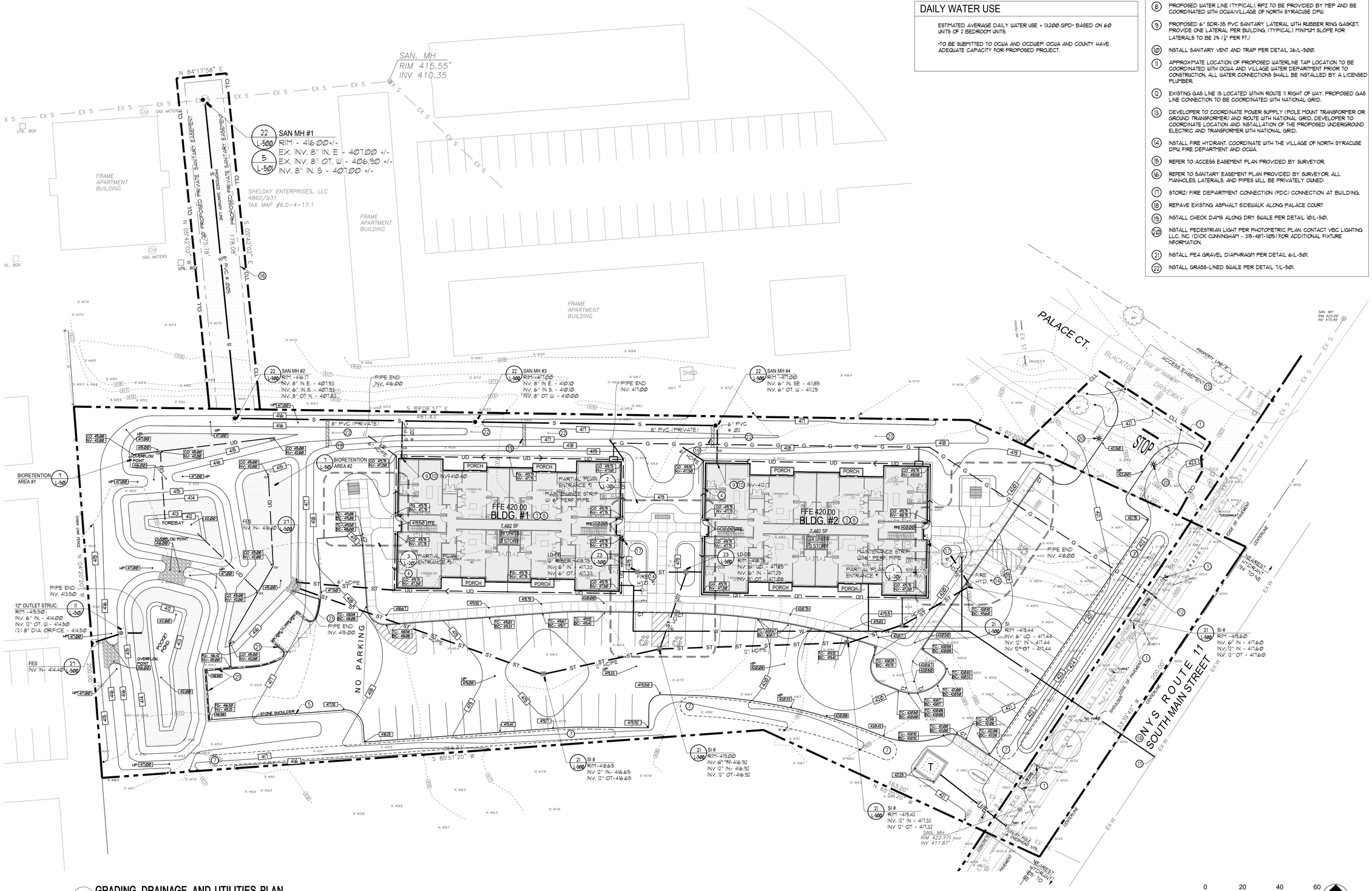
DAILY WATER USE

ESTIMATED AVERAGE DAILY WATER USE = 13,200 GPD* BASED ON 60 UNITS OF 2 BEDROOM UNITS.

*TO BE SUBMITTED TO OCWA AND OCDWEP. OCWA AND COUNTY HAVE ADEQUATE CAPACITY FOR PROPOSED PROJECT.

GRADING, DRAINAGE and UTILITIES NOTES

1. MEET EXISTING LINE AND GRADE.
2. LIGHTING SHALL BE PROVIDED BY "DARK SKY COMPLIANT" WALL PACK LIGHTING UNITS. REFER TO L-301 FOR LIGHTING PHOTOMETRICS.
3. ROOF OR SHEET DRAINAGE FROM ROOF AREAS TO BE COORDINATED WITH FINAL ARCHITECTURAL PLANS. CURRENT PLANS SHOW STONE MAINTENANCE STRIPS.
4. INSTALL STONE MAINTENANCE STRIP PER DETAIL 9/L-500.
5. INSTALL ROUND RIVER STONE SIMILAR TO DETAIL 27/L-500 .
6. CONTRACTOR TO VERIFY PIPE FITTINGS AT EXISTING SANITARY MANHOLE PRIOR TO CONSTRUCTION.
7. SNOW STORAGE AREA.
8. PROPOSED WATER LINE (TYPICAL) RPZ TO BE PROVIDED BY MEP AND BE COORDINATED WITH OCWA/VILLAGE OF NORTH SYRACUSE DPW.
9. PROPOSED 6" SDR-35 PVC SANITARY LATERAL WITH RUBBER RING GASKET. PROVIDE ONE LATERAL PER BUILDING. (TYPICAL.) MINIMUM SLOPE FOR LATERALS TO BE 2% (¼" PER FT.)
10. INSTALL SANITARY VENT AND TRAP PER DETAIL 26/L-500.
11. APPROXIMATE LOCATION OF PROPOSED WATERLINE TAP LOCATION TO BE COORDINATED WITH OCWA AND VILLAGE WATER DEPARTMENT PRIOR TO CONSTRUCTION. ALL WATER CONNECTIONS SHALL BE INSTALLED BY A LICENSED PLUMBER.
12. EXISTING GAS LINE IS LOCATED WITHIN ROUTE 11 RIGHT OF WAY. PROPOSED GAS LINE CONNECTION TO BE COORDINATED WITH NATIONAL GRID.
13. DEVELOPER TO COORDINATE POWER SUPPLY (POLE MOUNT TRANSFORMER OR GROUND TRANSFORMER) AND ROUTE WITH NATIONAL GRID. DEVELOPER TO COORDINATE LOCATION AND INSTALLATION OF THE PROPOSED UNDERGROUND ELECTRIC AND TRANSFORMER WITH NATIONAL GRID.
14. INSTALL FIRE HYDRANT. COORDINATE WITH THE VILLAGE OF NORTH SYRACUSE DPW, FIRE DEPARTMENT AND OCWA.
15. REFER TO ACCESS EASEMENT PLAN PROVIDED BY SURVEYOR.
16. REFER TO SANITARY EASEMENT PLAN PROVIDED BY SURVEYOR. ALL MANHOLES, LATERALS, AND PIPES WILL BE PRIVATELY OWNED.
17. STORZ/ FIRE DEPARTMENT CONNECTION (FDC) CONNECTION AT BUILDING.
18. REPAVE EXISTING ASPHALT SIDEWALK ALONG PALACE COURT
19. INSTALL CHECK DAMS ALONG DRY SWALE PER DETAIL 10/L-500.
20. INSTALL PEDESTRIAN LIGHT PER PHOTOMETRIC PLAN. CONTACT VBG LIGHTING LLC, INC. (DICK CUNNINGHAM - 315-487-1105) FOR ADDITIONAL FIXTURE INFORMATION.
21. INSTALL PEA GRAVEL DIAPHRAGM PER DETAIL 6/L-500.
22. INSTALL GRASS-LINED SWALE PER DETAIL 7/L-500.



1 L-200 **GRADING, DRAINAGE, AND UTILITIES PLAN**

0 20 40 60 SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6209 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST, EAST SYRACUSE, NY 13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS

444 S. MAIN ST., NORTH SYRACUSE, NY

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

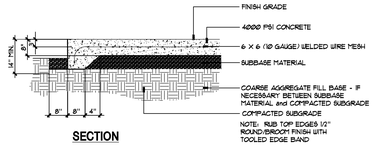
Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED

Title:

GRADING, DRAINAGE & UTILITIES PLAN

L-200

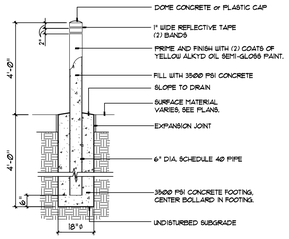
KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981



SECTION

6 L-201 **WASTE ENCLOSURE PAD- HEAVY DUTY**

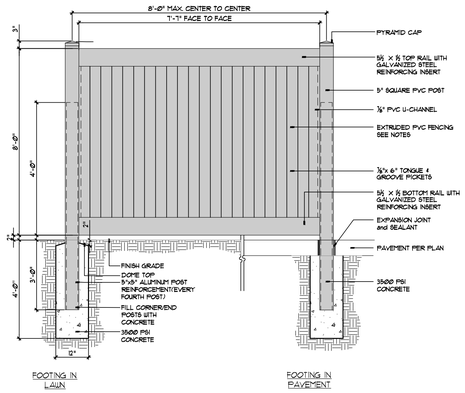
NOT TO SCALE 32-1313-02D



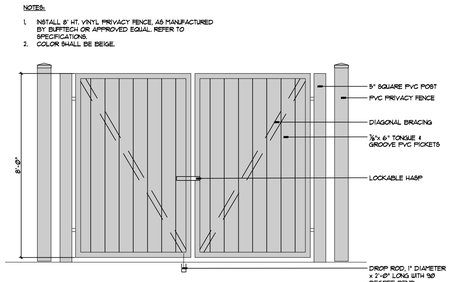
SECTION

4 L-201 **STEEL BOLLARD**

NOT TO SCALE 32-4000-06A



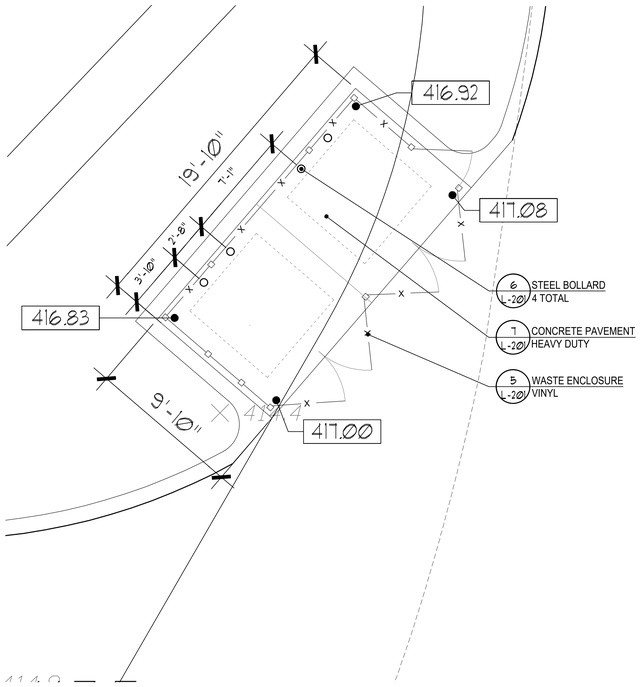
ELEVATION - PRIVACY FENCE



TYPE B ELEVATION - GATE

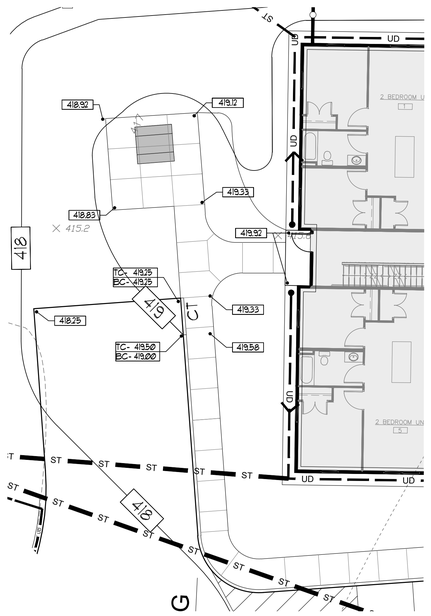
5 L-201 **WASTE/RECYCLING ENCLOSURE - VINYL**

NOT TO SCALE 32-4001-02



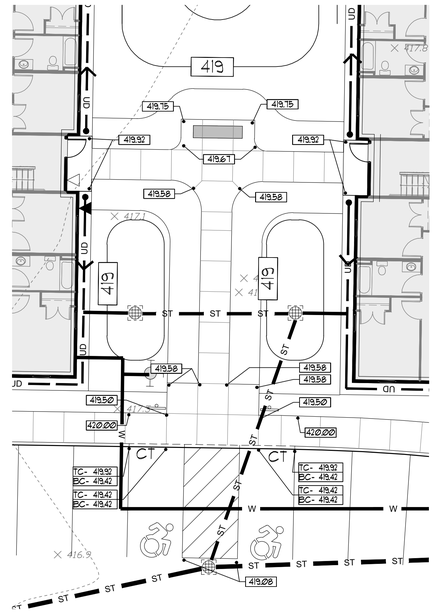
4 L-201 **WASTE ENCLOSURE**

0 4 8 12
SCALE IN FEET
N



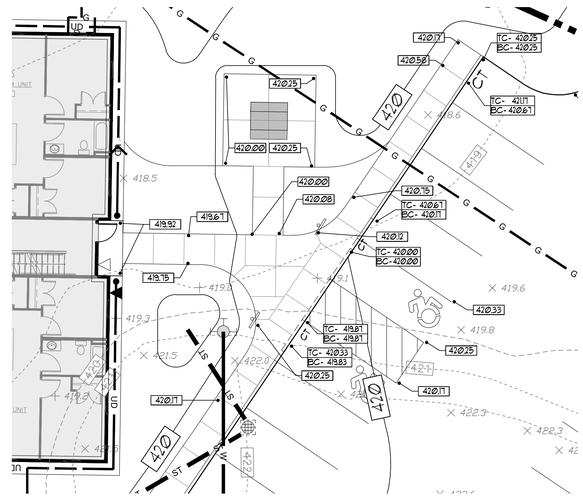
3 L-201 **PARTIAL GRADING PLAN ENTRANCE #3**

0 10 20 30
SCALE IN FEET
N



2 L-201 **PARTIAL GRADING PLAN ENTRANCE #2**

0 10 20 30
SCALE IN FEET
N



1 L-201 **PARTIAL GRADING PLAN ENTRANCE #1**

0 10 20 30
SCALE IN FEET
N

REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001417
STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS

444 S. MAIN ST., NORTH SYRACUSE, NY

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED

Title:

PARTIAL GRADING PLAN

L-201

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	TREE HT
TREES				
Ar	RED MAPLE	ACER RUBRUM	2.5" CAL.	6'-8'
Qb	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	6'-8'
EVERGREENS				
Jh	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS	--	2 GAL
Pa	NORWAY SPRUCE	PICEA ABIES	--	6'
To	TAUTON YEW	TAXUS X MEDIA	3 GAL.	3'
To	"EMERALD GREEN" ARBORVITAE	THUJA OCCIDENTALIS "EMERALD GREEN"	--	6'
SHRUBS				
Cs	"ARTIC FIRE" RED OSIER DOGWOOD	CORNUS STOLONIFERA "ARTIC FIRE"	--	2 GAL.
Hp	HYDRANGEA	HYDRANGEA PANICULTATA	--	2 GAL.
PERENNIALS and GRASSES				
G-Ca	FEATHER REED GRASS "KARL FOERSTER"	CALAMAGROSTIS X ACUTIFLORA	--	1 GAL.
Ho	HOSTA	HOSTA	--	1 GAL.
BIORETENTION AREA PLANTS - 0-6" STANDING WATER				
WCl	LURID SEDGE	CAREX LURIDA	PLUGS	EQUALLY MIXED, 3' O.C.
WCs	TUSSOCK SEDGE	CAREX STRICTA	PLUGS	EQUALLY MIXED, 3' O.C.
WCv	FOX SEDGE	CAREX VULPINOIDEA	PLUGS	EQUALLY MIXED, 3' O.C.
Wv	BLUEFLAG IRIS	IRIS VERSICOLOR	PLUGS	EQUALLY MIXED, 3' O.C.
WSc	WOOLGRASS	SCIRPUS CYPERINUS	PLUGS	EQUALLY MIXED, 3' O.C.

PLANT NOTES

1. 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL WITH SPADE CUT EDGE.
2. INSTALL SEEDED LAWN PER DETAIL 15/L-500.
3. INSTALL MIX OF BIORENTION AREA PLANTS AS SHOWN ABOVE, EQUALLY MIXED, 3' ON CENTER ACROSS BOTTOM OF AREA.

GENERAL NOTE: LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT NURSERY OR HOLDING AREA PRIOR TO CONSTRUCTION.

ZONE DATA CHART - VILLAGE OF NORTH SYRACUSE

ZONING: C-2 (COMMERCIAL)
PROPOSED USE: MULTI-FAMILY DWELLING (REFER TO §240-9)

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	18,000 SF	108,342 SF
MINIMUM LOT WIDTH	120 FT	200 FT
MAXIMUM % OF LOT COVERAGE	20%	20%
UNIT DENSITY (SF/DWELLING)	3500 SF	1805 SF
MINIMUM YARD SETBACKS		
-FRONT	40 FT	40 FT
-REAR	40 FT	40 FT
-SIDE YARD (ONE SIDE)	25 FT	25 FT
-SIDE YARD (TOTAL)	50 FT	50 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT (2 STORY)
MAXIMUM # OF UNITS PER STRUCTURE	12 UNITS	24 UNITS*
BUILDING DISTANCE	25 FEET	25 FT

*AREA VARIANCE: VARIANCE REQUIRED TO ALTER MAXIMUM NUMBER OF UNITS PER PRIMARY STRUCTURE. UPDATE: AREA VARIANCE WAS GRANTED BY VILLAGE ZBA, DATED JUNE 4TH, 2020. VARIANCE INCREASED THE MINIMUM NUMBER OF UNITS OF 12 TO 24.

PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
PARKING SPACE SIZE	9' X 18'	9' X 18'
DRIVEWAY WIDTH	25 FT	26 FT
PARKING COUNT		
3 SPACES/ 2 UNITS	48=24 X 3 =72 SPACES	=72 SPACES
HANDICAP SPACES SIZE (VAN SIZE)	13' X 18'	MIN. 13' X 18'
HANDICAP SPACE COUNT	4 SPACES (1 VAN)	4 SPACES (1 VAN)

LAYOUT CONSTRUCTION NOTES

SMITH-LAYOUT-NOTES

1. PAINT 4" WIDE YELLOW LINES (TYP.)
2. PAINT 4" WIDE YELLOW LINES 2'-0" O.C. @ 45°
3. BUILDING ADDITION LAYOUT SHALL BE PARALLEL AND PERPENDICULAR TO PROPERTY LINE.
4. PAINT RESERVED PARKING STALLS PER DETAIL 13/L-500. ALL SPACES ARE VAN ACCESSIBLE.
5. INSTALL WASTE/RECYCLING ENCLOSURE PER DETAIL 3/L-501.
6. INSTALL MONUMENT SIGN PER DETAIL 1/L-501. DEVELOPER TO PROVIDE CODE COMPLIANT SIGN AT LATER DATE.
7. INSTALL CONCRETE ACCESSIBLE RAMP PER DETAIL 5/L-500.
8. INSTALL CONCRETE SIDEWALK PER DETAIL 4/L-500.
9. INSTALL ASPHALT PAVEMENT PARKING PER DETAIL 11/L-500.
10. INSTALL CONCRETE CURB PER DETAIL 12/L-500.
11. INSTALL MAINTENANCE STRIP PER DETAIL 9/L-500.
12. OWNER TO PROVIDE 6' PICNIC TABLE OR APPROVED EQUAL TABLE FOR SEATING AREAS.
13. INSTALL KNOX BOX PER ARCHITECTURAL DRAWINGS, VILLAGE OF N. SYRACUSE FIRE DEPARTMENT TO APPROVE FINAL LOCATION (PAUL LINNERTZ : LINNERTZP@GMAIL.COM).

SIGN SCHEDULE

KEY	SIGN PLATE		SIGN SIZE MOUNTING HT.	N.Y.S.D.O.T. MUT.C.D. NO. / COMMENTS
A	RESERVED PARKING	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" 7'-0" HT.	SIGN NO: R4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER. COMMENTS:
B	NO PARKING ANY TIME	NO PARKING ANY TIME	12" X 18" 7'-0" HT.	SIGN NO: - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
C	STOP	STOP SIGN	30" X 30" 7'-0" HT.	SIGN NO: R1-1 COLORS: COMMENTS:

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN PER DETAIL 2/L-501 FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

1 L-300 LAYOUT AND PLANTING PLAN

SCALE IN FEET 0 20 40 60

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS
444 S. MAIN ST., NORTH SYRACUSE, NY

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED

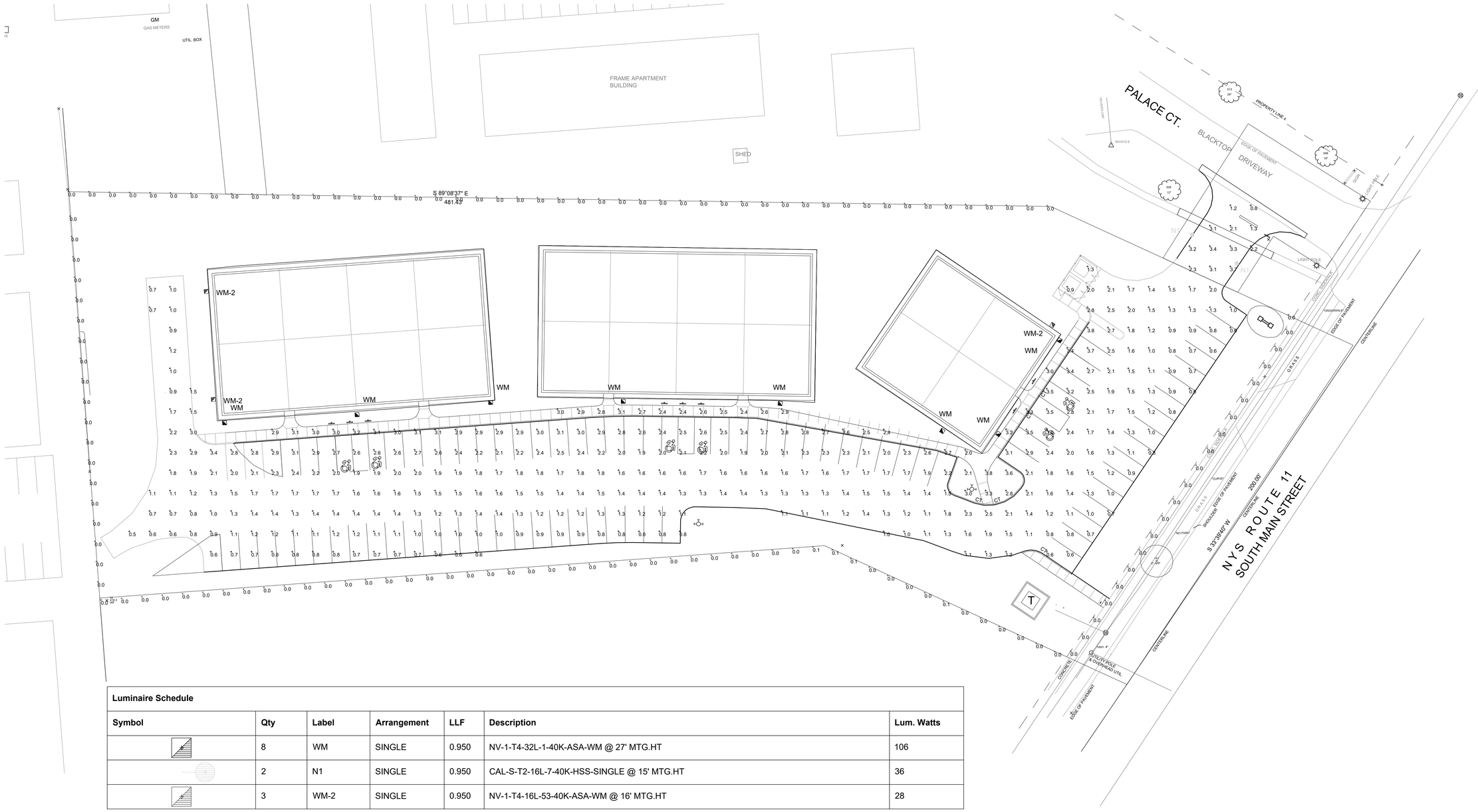
Title:

LAYOUT AND PLANTING PLAN

L-300

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001617
STATE OF NEW YORK



Luminaire Schedule						
Symbol	**Qty**	**Label**	**Arrangement**	**LLF**	**Description**	**Lum. Watts**
	8	WM	SINGLE	0.950	NV-1-T4-32L-1-40K-ASA-WM @ 27' MTG.HT	106
	2	N1	SINGLE	0.950	CAL-S-T2-16L-7-40K-HSS-SINGLE @ 15' MTG.HT	36
	3	WM-2	SINGLE	0.950	NV-1-T4-16L-53-40K-ASA-WM @ 16' MTG.HT	28

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SPILL	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
WHOLE LOT	Illuminance	Fc	1.78	3.8	0.5	3.56	7.60

444 S MAIN
NLS LIGHTING
REV 3
7/14/20

1 L-301 LIGHTING PLAN

0 20 40 60
SCALE IN FEET

Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS
444 S. MAIN ST., NORTH SYRACUSE, NY

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By: V.E.R.
Checked By: S.L.F.
KFA Proj. No.: 40020
Date: JUNE 11, 2020
Scale: AS NOTED
Title:

LIGHTING PLAN

L-301

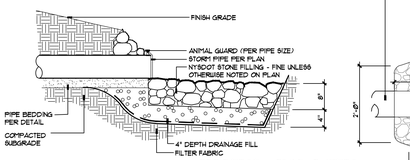
KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6220 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981



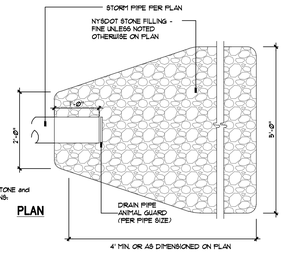
Client:
BROLEX PROPERTIES, LLC.

Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS
444 S. MAIN ST., NORTH SYRACUSE, NY



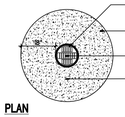
LONGITUDINAL SECTION



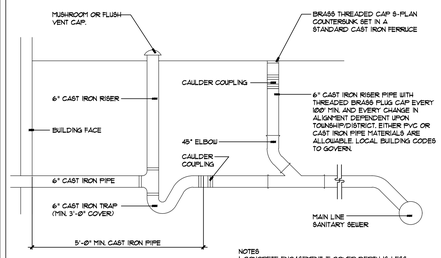
PLAN

1. RIP RAP STONE SHALL BE ANGULAR LIMESTONE and MEET THE FOLLOWING NYSDOT SPECIFICATIONS:
   - 620.02.03 STONE FILL - FINE
   - 620.02.03 STONE FILL - LIGHT

27 L-500 **PIPE END (4" OR 6" DIA.)** NOT TO SCALE — 33-4000-40B



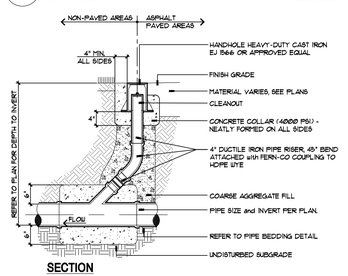
PLAN



NOTES
1. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
2. MINIMUM DEPTH OF COVER IS 3'-0"
3. COVER FOR CLEANOUTS LOCATED IN PAVED AREAS TO BE NEENAH FOUNDRY SERIES 1518 OR APPROVED EQUAL.

COMMERCIAL SERVICE TRAP and VENT (IN LAWN AREAS)

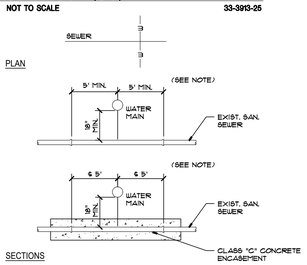
26 L-500 NOT TO SCALE — 33-3913-02B



SECTION

CLEANOUT (CO)

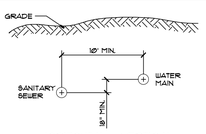
25 L-500 NOT TO SCALE — 33-3913-25



SECTIONS

NOTE:
IF DISTANCE FROM WATER MAIN TO SEWER JOINT IS LESS THAN 5' MIN., THEN THE SEWER PIPE SHALL BE ENCASED IN CONCRETE, 10' ON BOTH SIDES OF WATER MAIN.

SANITARY SEWER & WATER MAIN CROSSING



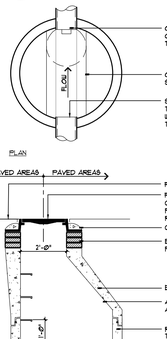
HORIZONTAL & VERTICAL SEPARATIONS

PARALLEL SANITARY SEWER & WATER MAIN

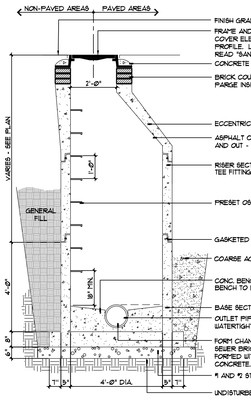
NOTE:
SEPARATION DISTANCES LISTED FOR SANITARY SEWERS ALSO APPLY TO STORM SEWERS, AS IDENTIFIED ON THE PLANS.

SEPARATION BETWEEN SEWER AND WATER LINES

24 L-500 N.T.S. — 33-3913-07



PLAN

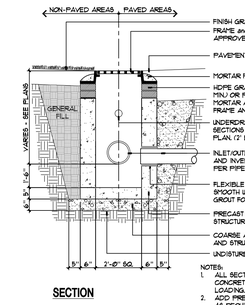


NOTES:
1. ALL SECTIONS TO BE STANDARD REINFORCED CONCRETE.
2. INSTALL NON-SHRINK GROUT IN ALL SECTION JOINTS.
3. FOR SEWERS 8" THROUGH 12" IN DIAMETER.

SECTION

SANITARY MANHOLE

22 L-500 NOT TO SCALE — 33-3913-01B

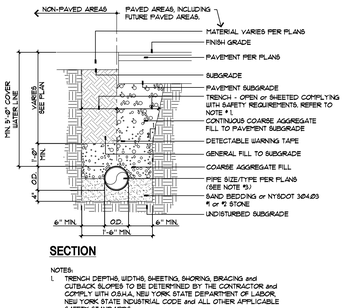


NOTES:
1. ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-20 LOADING.
2. ADD PRECAST CONCRETE RISER(S) AS REQUIRED.
3. PROVIDE SOLID COVER WHERE INDICATED ON PLANS.

SECTION

STORM INLET (SI)

21 L-500 NOT TO SCALE — 33-4000-01A

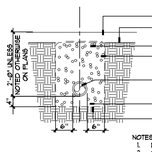


SECTION

NOTES:
1. TRENCH DEPTHS, WIDTHS, SHEETING, SHORING, BRACING and CUTBACK SLOPES TO BE DETERMINED BY THE CONTRACTOR and COMPLY WITH OSHA, NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE and ALL OTHER APPLICABLE SAFETY STANDARDS.
2. REFER TO PLAN FOR PAVED and NON PAVED DETAILS.
3. INSTALL TRACER WIRE AROUND WATER LINE. TRACE WIRE SHALL BE #2 AWG COPPER CLAD STEEL, HIGH STRENGTH, WITH MINIMUM 450 LB BREAK LOAD WITH MINIMUM 30 MIL. HDPE INSULATION THICKNESS.

PIPE BEDDING

20 L-500 NOT TO SCALE — FOR STORM, SANITARY, AND WATER PIPE — 33-4000-20A

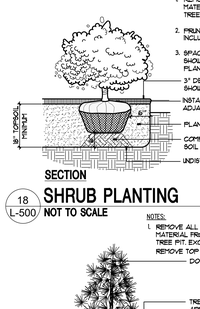


SECTION

NOTES:
1. DRAIN FOR FOOTING/GEEPS SIMILAR.
2. CAP ALL FREE ENDS.
3. (UD) FOR USE IN ALL CATCH BASINS and STORM INLETS.

UNDERDRAIN (UD)

19 L-500 NOT TO SCALE — 33-4000-21

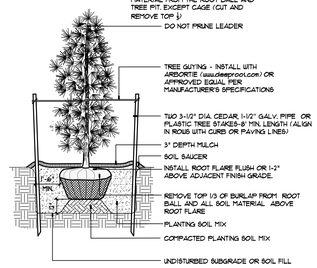


NOTES:
1. REMOVE ALL NONBIODEGRADABLE MATERIAL FROM THE ROOT BALL AND TREE PIT.
2. PRUNE TOP ⅓ OF ALL TOP GROUTH INCLUDING ALL BROKEN BRANCHES.
3. SPACE PLANTS WITHIN SHRUB BED AS SHOWN AND BASED ON NUMBER OF PLANTS REQUIRED.
3" DEPTH MULCH BED TO LIPSTS SHOWN FLUSH TO ADJOINING SURFACES
INSTALL ROOT FLARE FLUSH WITH ADJACENT FINISH GRADE.

SECTION

SHRUB PLANTING

18 L-500 NOT TO SCALE — 32-9300-02

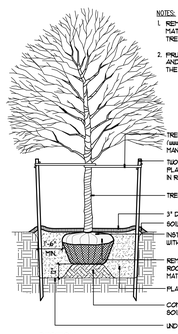


NOTES:
1. REMOVE ALL NONBIODEGRADABLE MATERIAL FROM THE ROOT BALL AND TREE PIT. EXCEPT CAGE (CUT AND REMOVE TOP 1/)
   - DO NOT PRUNE LEADER

SECTION

EVERGREEN PLANTING

17 L-500 NOT TO SCALE — 32-9300-03

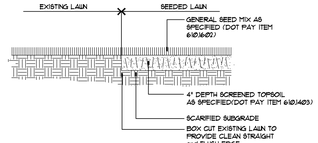


NOTES:
1. REMOVE ALL NONBIODEGRADABLE MATERIAL FROM THE ROOT BALL AND TREE PIT.
2. PRUNE TOP ⅓ OF CROWN BY THINNING and SPACING BRANCHES. DO NOT CUT THE LEADER.

SECTION

TREE PLANTING (DOT PAY ITEM 9102850)

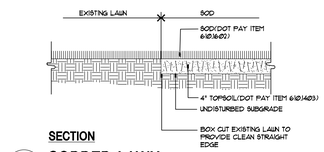
16 L-500 NOT TO SCALE — 32-9300-01



SECTION

SEEDED LAWN

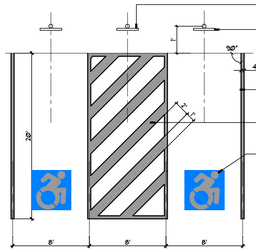
15 L-500 NOT TO SCALE — FOR SLOPES LESS THAN 1V:4H AS INDICATED ON PLANS — 32-9200-01A



SECTION

SODDED LAWN

14 L-500 NOT TO SCALE — 32-9200-01B

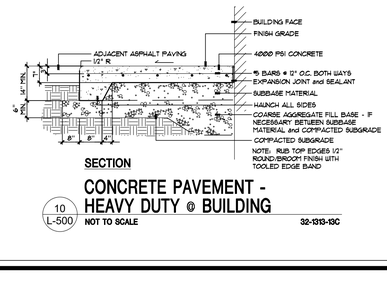


NOTE:
1. REFER TO LAYOUT PLAN FOR ALL OTHER PARKING STALL SPACING.
2. SLOPE ACROSS ALL RESERVED SPACES SHALL NOT EXCEED 2%.
3. VAN PARKING SPACE OF 96 INCHES WIDE MINIMUM WIDTH AN ADJACENT 96-INCH WIDE MINIMUM ACCESS AISLE IS PERMITTED BY ADAGOV.

PLAN

RESERVED PARKING STALL

13 L-500 NOT TO SCALE — 32-1723-01

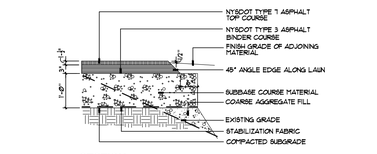


LONGITUDINAL SECTION

SECTION

CONCRETE CURB and SIDEWALK

12 L-500 NOT TO SCALE — 32-1313-04A



SECTION

ASPHALT PAVEMENT - PARKING

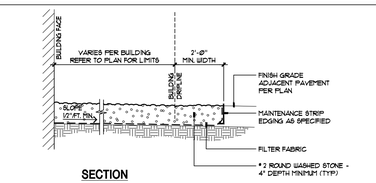
11 L-500 NOT TO SCALE — 32-1216-02

NOTE: RUB TOP EDGES 1/2" ROUND/BROOM FINISH WITH TOOLED EDGE BAND

SECTION

CONCRETE PAVEMENT - HEAVY DUTY @ BUILDING

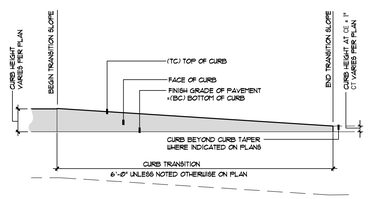
10 L-500 NOT TO SCALE — 32-1313-13C



SECTION

MAINTENANCE STRIP - TYPE 1 (MS)

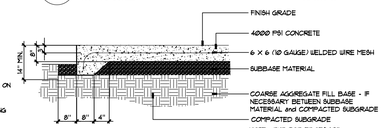
9 L-500 NOT TO SCALE — 33-4000-51A



ELEVATION

CURB ENDING/TAPER (CE/CT)

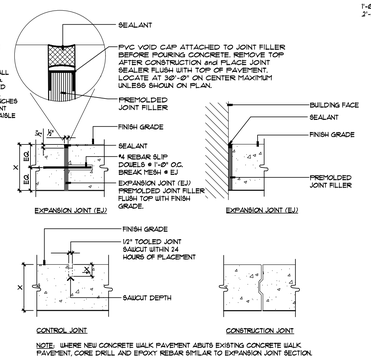
8 L-500 NOT TO SCALE — 32-1313-07



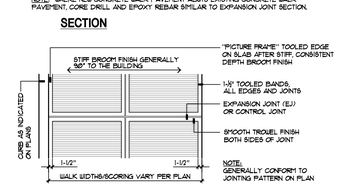
SECTION

WASTE ENCLOSURE PAD- HEAVY DUTY

7 L-500 NOT TO SCALE — 32-1313-02D

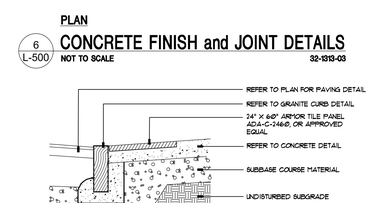


SECTION



NOTE: WHERE NEW CONCRETE WALK PAVEMENT ABUTS EXISTING CONCRETE WALK PAVEMENT, CORE DRILL and EPOXY REBAR SIMILAR TO EXPANSION JOINT SECTION.

SECTION

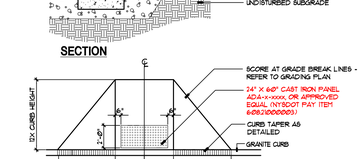


NOTE:
GENERALLY CONFORM TO JOINTING PATTERN ON PLAN

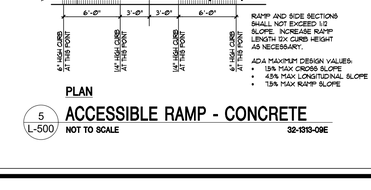
PLAN

CONCRETE FINISH and JOINT DETAILS

6 L-500 NOT TO SCALE — 32-1313-03



SECTION



PLAN

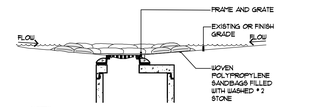
ACCESSIBLE RAMP - CONCRETE

5 L-500 NOT TO SCALE — 32-1313-09E

SECTION

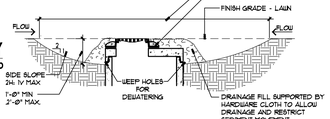
CONCRETE PAVEMENT

4 L-500 NOT TO SCALE — 32-1313-01



NOTES:
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER SANDBAG PLACEMENT.
2. SANDBAGS TO BE PLACED ON EXISTING GRADE AND STACKED IF NECESSARY TO ELIMINATE DEBRIS FROM ENTERING STRUCTURE.
3. CONTRACTOR SHALL USE A WOVEN POLYPROPYLENE SANDBAG FILLED WITH DRAINAGE FILL (WASHED ¾ STONE) OR AN APPROVED EQUAL.
4. CONTRACTOR SHALL MAINTAIN, REPAIR and REPLACE DAMAGED OR WORN SANDBAGS.

SECTION - PAVED AREAS

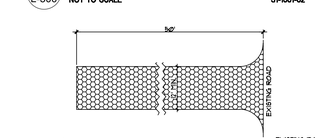


NOTES:
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY DRAINAGE FILL (GRAVEL).
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY and STABILIZE WITH PERMANENT SEEDING.
5. MAXIMUM DRAINAGE AREA 1 ACRE
6. CONTRACTOR THAT UTILIZE ANY APPROPRIATE STORM DRAIN INLET MEASURE WHICH COMPLIES WITH NYS STANDARDS 4 SPECIFICATIONS FOR EROSION 4 SEDIMENT CONTROL. REFER TO SWPPP, SECTION 1 FOR NYS STANDARDS 4 SPECIFICATIONS FOR STORM DRAIN INLET PROTECTION.
7. AFTER TOPSOIL and FINE GRADING, CONTRACTOR SHALL PLACE 10" x 10" SQUARE OF SOD AROUND STRUCTURE.

SECTION - UNPAVED AREAS

DRAINAGE STRUCTURE PROTECTION

3 L-500 NOT TO SCALE — 31-1001-02



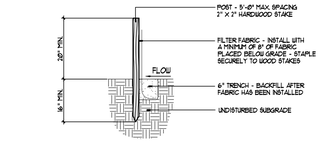
NOTE: UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL IN AREAS WHERE FREQUENT ON-SITE/OFF-SITE TRAFFIC OCCURS

NOTES:
1. WIDTH-TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
2. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
3. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
4. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
6. REFER TO SWPPP, SECTION 1 FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.

SECTION

CONSTRUCTION ENTRANCE (MUDRACK)

2 L-500 NOT TO SCALE — 31-1001-04



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE, FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE:
   - POSTS: STEEL EITHER 'T' OR 'U' TYPE OR 2" HARDWOOD
   - FENCE: WOVEN WIRE 14-1/2 GA., 6" MAX. MESH OPENING.
   - FILTER CLOTH: TO BE A 'HIRAM' 100X, STABILINKA T140N OR APPROVED EQUAL
   - PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
6. REFER TO NYS STANDARDS 4 SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

SECTION

SILT FENCE (SF)

1 L-500 NOT TO SCALE — 31-1001-01

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED
Title:	

DETAILS

L-500

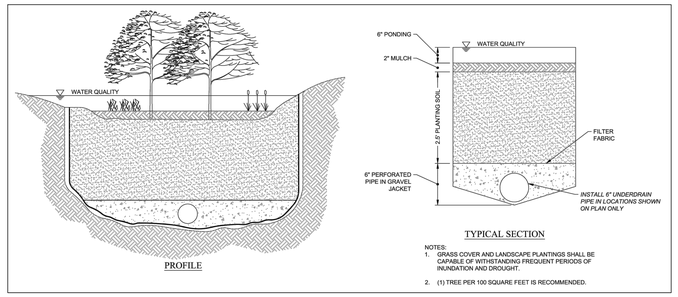
KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6209 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT SCOTT LEE FREEMAN 001417 STATE OF NEW YORK

Client:
BROLEX PROPERTIES, LLC.

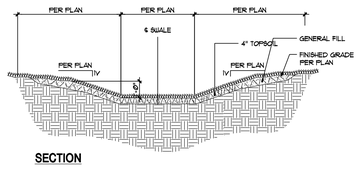
Contact:
5912 N BURDICK ST,
EAST SYRACUSE, NY
13057
315-559-0556 (Phone)

ROUTE 11 APARTMENTS
444 S. MAIN ST., NORTH SYRACUSE, NY

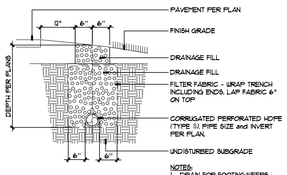


NOTES:
1. GRASS COVER AND LANDSCAPE PLANTINGS SHALL BE CAPABLE OF WITHSTANDING FREQUENT PERIODS OF INUNDATION AND DROUGHT.
2. (1) TREE PER 100 SQUARE FEET IS RECOMMENDED.

8 L-501 **BIORETENTION AREA**

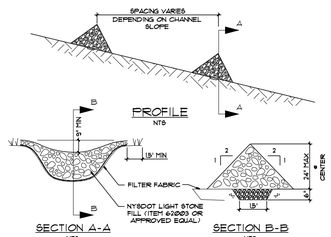


7 L-501 **GRASS-LINED SWALE**
NOT TO SCALE 33-4000-74a



NOTES:
1. DRAIN FOR FOOTING/SEEPS SIMILAR. CAP ALL FREE ENDS.
2. PROVIDE RODENT SCREEN AT PIPE ENDS WHICH DAYLIGHT.

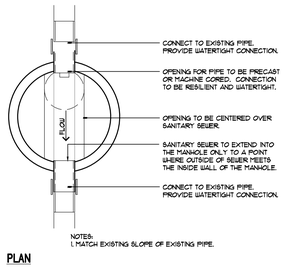
6 L-501 **PEA GRAVEL DIAPHRAGM**
NOT TO SCALE 33-4000-27



NOTES:
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. MAXIMUM DRAINAGE AREA 2 ACRES.
7. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

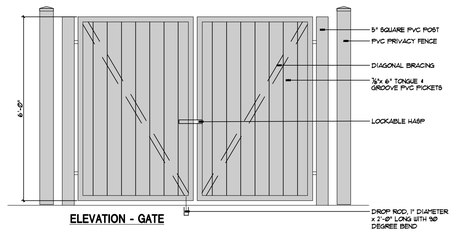
SECTION

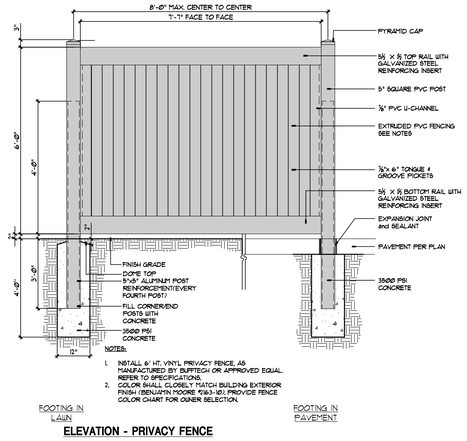
10 L-501 **ROCK CHECK DAM**
NOT TO SCALE 31-1001-06



NOTES:
1. MATCH EXISTING SLOPE OF EXISTING PIPE.

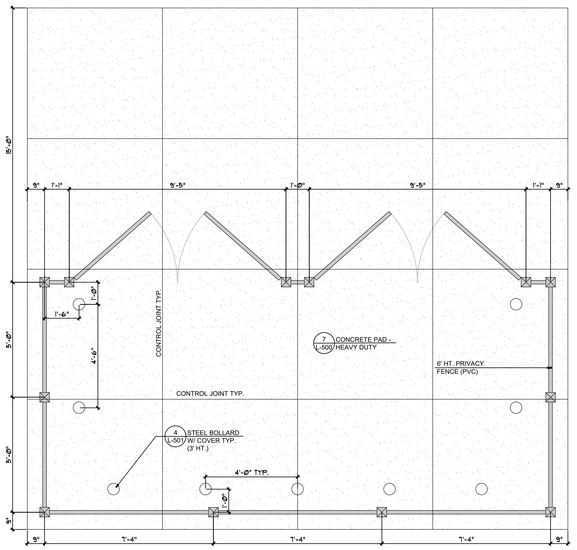
5 L-501 **SANITARY MANHOLE-EXISTING PIPE CONNECTION**
NOT TO SCALE 33-3913-01B

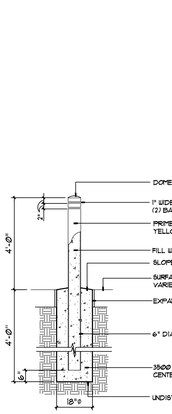




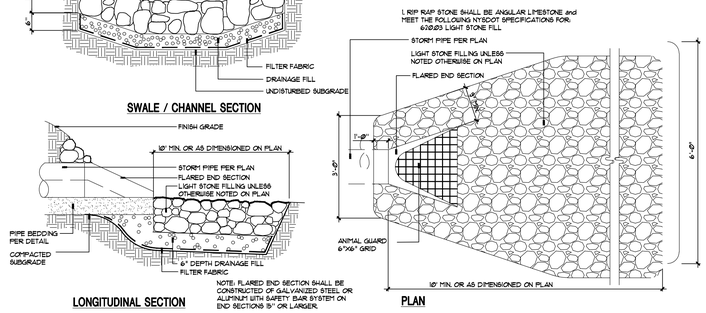
NOTES:
1. INSTALL 6' HT. VINYL PRIVACY FENCE, AS MANUFACTURED BY BUFFTECH OR APPROVED EQUAL. REFER TO SPECIFICATIONS.
2. COLOR SHALL CLOSELY MATCH BUILDING EXTERIOR FINISH (BENJAMIN MOORE #363-10). PROVIDE FENCE COLOR CHART FOR OWNER SELECTION.

3 L-501 **WASTE/RECYCLING ENCLOSURE - VINYL**
NOT TO SCALE 32-4001-02



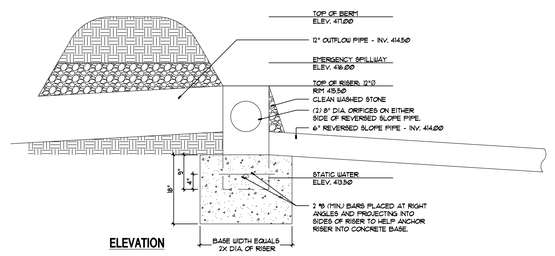


4 L-501 **STEEL BOLLARD**
NOT TO SCALE 32-4000-06A



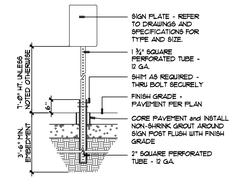
NOTE: FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 5' OR LARGER.

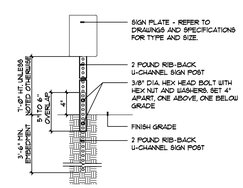
9 L-501 **FLARED END SECTION**
NOT TO SCALE 33-4000-40



NOTES:
1. THE CONCRETE BASE SHALL BE POURED IN SUCH A MANNER TO INSURE THAT THE CONCRETE FILLS THE BOTTOM OF THE RISER TO THE INVERT OF THE OUTLET PIPE TO PREVENT THE RISER FROM THE BREAKING AWAY FROM THE BASE.
2. WITH ALUMINUM OR ALUMINIZED PIPE, THE EMBEDDED SECTION MUST BE PAINTED WITH CROMATE OR EQUIVALENT.
3. RISER BASE MAY BE SIZED AS COMPUTED USING FLOTATION WITH A FACTOR OF SAFETY OF 1.2.

11 L-501 **STORMWATER BASIN OUTLET CONTROL STRUCTURE**
NOT TO SCALE 33-4000-09B





NOTES:
1. FABRICATE SIGN PANELS OF .080 ALUMINUM.
2. ALL SIGNS SHALL BE FASTENED TO OR MOUNTED ON POST WITH GALVANIZED BOLTS, NUTS AND WASHERS.
3. FOR FURTHER INFORMATION, REFER TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. COORDINATE SIGN LOCATION TO AVOID UTILITIES.

2 L-501 **TRAFFIC CONTROL SIGN**
NOT TO SCALE 32-4000-01

PROOF

Attached, please find a mock-up for you to review. **REVIEW IT CAREFULLY** as it will be used to produce your order. Reply with any changes and/or approval. Any change made to this proof may affect the final price and production time of the project. Clearly mark any change and advise if a new proof is required. ***PRODUCTION WILL NOT BEGIN UNTIL WE RECEIVE APPROVAL ON THE DESIGN.***



716-668-6400
Toll Free 888-668-0188
www.qualityquicksigns.com

1 L-501 **MONUMENT SIGN - TO BE NAMED APARTMENTS**

REVISIONS
COMMENT LETTER UPDATES- JULY 15,'20
PLANNING BOARD UPDATES- JULY 30,'20
PLANNING BOARD UPDATES- AUG. 14,'20
PLANNING BOARD UPDATES- AUG. 20,'20
ENG. UPDATES- SEPT. 24,'20

Drawn By:	V.E.R.
Checked By:	S.L.F.
KFA Proj. No.:	40020
Date:	JUNE 11, 2020
Scale:	AS NOTED
Title:	

DETAILS

L-501

Palace Court
Apartment

PROPOSED 24 UNIT APARTMENT BLDG.

NORTH SYRACUSE, NEW YORK

FRONT ELEVATION

NOT TO SCALE

RAV
ARCHITECT P.C.
7515 Morgan Road
Liverpool, NY 13090
Ph:315-472-9848
Fax:315-472-9876
Email: rwater@cdtcad.com

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Route 11 Apartments		
Project Location (describe, and attach a general location map): 444 S. Main St. North Syracuse, NY 13212		
Brief Description of Proposed Action (include purpose or need): New construction of (3) Multi-family residential buildings with approximately 60 units. A 90 parking space lot will be constructed along with utilities, stormwater management, and green space. Waste enclosures will be constructed and provided for residents. A proposed drive is located along S. Main St. and will relocate the existing curb cut. NYSDOT permit is required for the new driveway access.		
Name of Applicant/Sponsor: Brolex Properties, LLC	Telephone: (315) 559-0556 E-Mail:	
Address: 5912 N. Burdick St.		
City/PO: Manlius	State: NY	Zip Code: 13057
Project Contact (if not same as sponsor; give name and title/role): Keplinger Freeman Associates	Telephone: (315) 445-7980 E-Mail:	
Address: 6320 Fly Rd. Suite 109		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Property Owner (if not same as sponsor): 444 South Main Street, LLC	Telephone: E-Mail:	
Address: 6709 Brooklawn Pkwy		
City/PO: Syracuse	State: NY	Zip Code: 13211

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of North Syracuse Planning Commission	5/21/2020
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	SOCPA	4/08/2020
f. Regional agencies ☑Yes ☐No	OCWA, OCWEP	5/21/2020
g. State agencies ☑Yes ☐No	NYSDOT, NYSDEC	5/21/2020
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2: Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse - Cicero School District

b. What police or other public protection forces serve the project site?
North Syracuse Police Dept.

c. Which fire protection and emergency medical services serve the project site?
North Syracuse Fire Dept.

d. What parks serve the project site?
Lonergran Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-Family Residential

b. a. Total acreage of the site of the proposed action? 2.39 acres
b. Total acreage to be physically disturbed? 2.39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? XXXX acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				54
At completion of all phases				54

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater Management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 13,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 13,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: Oak Orchard WWTP
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. Roof Leader Runoff,

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-Site Stormwater Management Facility -

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Residential
- Saturday: Residential
- Sunday: Residential
- Holidays: Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Village Atmosphere. Mixture of uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.29	+1.29
• Forested	2.39	0	-2.39
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	.92	+.92
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	.18	+.18
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No

If Yes,

i. Identify Facilities:

North Syracuse Junior High School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): Several reported along Main St. Corridor

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Spills have been cleaned.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

NgA	53.6 %
AlB	34.8 %
MtA	11.6 %

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils:

☑	Well Drained:	34.8 % of site
☐	Moderately Well Drained:	_____% of site
☑	Poorly Drained	65.2 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	_____% of site
☐	15% or greater:	_____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, Birds
Squirrels
Insects

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: Cicero Swamp Wildlife Management Area, Onondaga Lake

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Wildlife Management Area

iii. Distance between project and resource: 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

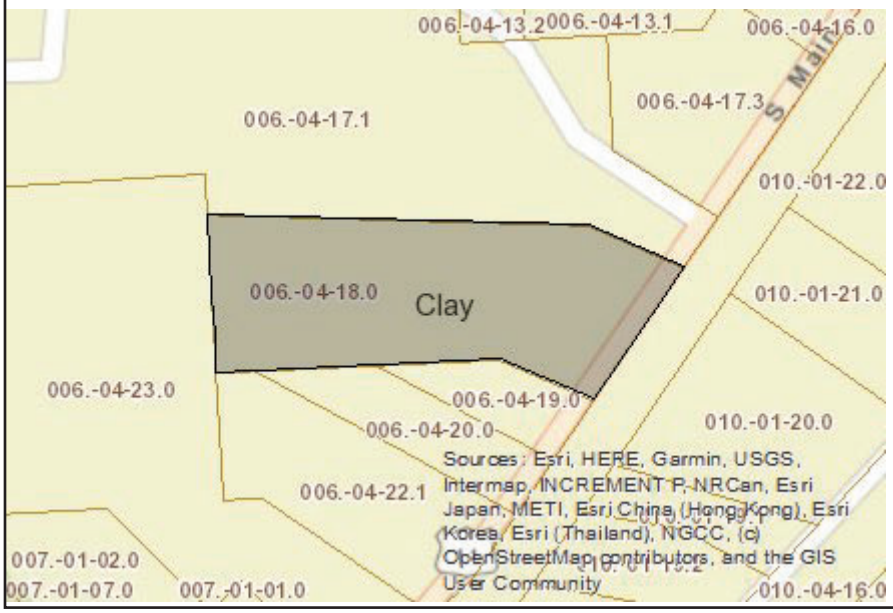
Applicant/Sponsor Name Keplinger Freeman Associates - Scott Freeman Date 03/13/2020

Signature Scott Freeman Title Landscape Architect

PRINT FORM

EAF Mapper Summary Report

Friday, March 13, 2020 10:44 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Onondaga County Industrial Development Agency DRAFT

Project Summary

3/5/2021

1. Project	**Trey Jay Loso, LLC**	**2. Project Number**	**3101-21-6A**
3. Location	Cicero	**4. School District**	Cicero-North Syracuse
		6. Project Type	New Construction
5. Tax Parcel(s)	086.-02-25.1	**Village**	-

7.Total Project Cost	**$**	**56,650,000.00**
Land	$	1,500,000
Site Work	$	3,500,000
Building	$	48,000,000
Furniture & Fixtures	$	400,000
Equipment	$	-
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	1,100,000
Financial Charges	$	2,150,000
Legal Fees	$	-
Other	$	-

8. Total Jobs	4
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	4

Cost Benefit Analysis

Trey Jay Loso, LLC

Fiscal Impact ($)

Estimated Abatement Cost	**$6,100,723**
Sales Tax Abatement	$2,500,000
Mortgage Recording Tax Abatement	$353,700
Real Property Tax Relief	$3,247,023
New Investment	**$71,702,762**
PILOT Payments	$3,088,637
Project Wages (10 years)	$1,420,000
Construction Wages	$13,059,000
Employee Benefits (10 years)	$426,000
Project Capital Investment	$53,000,000
Agency Fees	$709,125
Benefit:Cost Ratio	**11.75 :1**

Project Description

Development of a 248 unit apartment community in the Town of Cicero on 24 acres of currenly undeveloped land with marina.

DRAFT TreyJay Loso PILOT 3/5/2021

A) PILOTS Estimate Table Worksheet

for **10** years

OCIDA estimate of current market value	$ 666,000
Projected investment	$ 48,000,000
OCIDA estimate of increase in value	$ 16,120,000
OCIDA estimated value after project is completed	$ 16,786,000
Taxes that would have been collected if the project did not occur	$ 251,373
Scheduled PILOT payments	$ 3,088,637

PILOT YEAR	Exemption %	Onondaga County	Cicero	Cicero-North Syracuse	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	$ 3,507	$ 3,529	$ 15,921	$ 22,957.04	$ 578,614	$ 555,657
2	90%	$ 12,237	$ 12,312	$ 55,544	$ 80,093.17	$ 590,186	$ 510,093
3	80%	$ 21,314	$ 21,445	$ 96,747	$ 139,505.56	$ 601,990	$ 462,484
4	70%	$ 30,750	$ 30,938	$ 139,575	$ 201,262.42	$ 614,030	$ 412,767
5	60%	$ 40,554	$ 40,802	$ 184,078	$ 265,433.74	$ 626,310	$ 360,876
6	50%	$ 50,738	$ 51,049	$ 230,304	$ 332,091.42	$ 638,836	$ 306,745
7	40%	$ 61,314	$ 61,689	$ 278,307	$ 401,309.22	$ 651,613	$ 250,304
8	30%	$ 72,292	$ 72,734	$ 328,137	$ 473,162.91	$ 664,645	$ 191,482
9	20%	$ 83,684	$ 84,197	$ 379,849	$ 547,730.21	$ 677,938	$ 130,208
10	10%	$ 95,504	$ 96,088	$ 433,499	$ 625,090.95	$ 691,497	$ 66,406
TOTAL		**$ 471,894**	**$ 474,782**	**$ 2,141,961**	**$ 3,088,637**	**$ 6,335,660**	**$ 3,247,023**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.

2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)

4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.

8. A complete application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan
   - Conflict of Interest
   - A feasibility statement indicating the need for the requested benefits
   - Description of project, Site Plans/Sketches, and Maps
   - NYS Full Environmental Assessment Form
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

9. This Application was adopted by the OCIDA Board on November 19, 2019.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

A) Applicant information-company receiving benefits:

Applicant Name: TreyJay LOSO, LLC

Applicant Address: P.O. Box 515, Syracuse, NY 13205

Phone: 315-476-7917 Fax: 315-476-7990

Website: N/A E-mail: cbreuer@hb1872.build

Federal ID#: 83-0620524 NAICS: _____

State and Year of Incorporation/Organization: NY 2018

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐Yes ☑No

What is the name of the Real Estate Holding Company: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company:

_____

B) Individual Completing Application:

Name: Charlie Breuer

Title: Manager

Address: P.O. Box 515, Syracuse, NY 13205

Phone: 315-476-7917 Fax: 315-476-7990

E-mail: cbreuer@hb1872.build

C) Company Contact (if different from individual completing application):

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: C. Daniel Shulman

Firm Name: Hancock Estabrook, LLP

Address: 1800 AXA Tower I, 100 Madison Street, Syracuse, NY 13202

Phone: 315-565-4578 Cell Phone: _____

E-mail: dshulman@hancocklaw.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 3 years

State in which Organization is established: New York State

F) List all stockholders, members, or partners with % of ownership greater than 5% :

Name	% of ownership
TreyJay, LLC	50%
Braxton Capital, LLC	50%

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: N/A

Estimated % of sales outside New York State but within the U.S.: N/A

Estimated % of sales outside the U.S.: N/A

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

I) **Applicant History**: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐Yes ☑No

Please attach any explanations:

J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits and address of project.

☐Yes ☑No

Section II: Project Information

A) Project Location: Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 6477 Lakeshore Road

Legal Address (if different): _____

City: Cicero Village/Town: Cicero

Zip Code: 13039 School District: Cicero-North Syracuse

Tax Map Parcel ID(s): 086-02-25.1

Current Assessed Value: 666,000 Sq. Footage of Existing Building: 2,300

Census Tract: N/A

B) Type (Check all that apply):

- ☑ New construction
- ☐ Expansion/Addition to current facilities
- ☐ Renovation of existing facility
- ☐ Acquisition of existing facility/property
- ☑ Demolition and Construction
- ☐ Purchase of machinery and/or equipment
- ☐ Brownfield/Remediated Brownfield
- ☐ LEED Certification
- ☐ Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- ☑ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☑ (ii) the size of the lot upon which the Project sits or is to be constructed;
- ☑ (iii) the current use of the site and the intended use of the site upon completion of the Project;
- ☑ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- ☑ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☐ Industrial	☐ Bank Office
☐ Acquisition of Existing Facility	☐ Retail
☑ Housing	☐ Mixed Use
☐ Equipment Purchase	☐ Facility for Aging
☐ Multi-Tenant	☐ Civic Facility (not for profit)
☐ Commercial	☑ Other Marina

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☑ Yes ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?
   ☐ Yes ☑ No

G) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   ☐ Yes ☑ No
   If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	1,500,000	100	
Site Work/Demo	3,500,000	100	
Building Construction & Renovation	48,000,000	100	
Furniture & Fixtures	400,000	100	
Equipment			
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	1,100,000	100	
Financial Charges	2,150,000	100	
Legal	inc	100	
Other			
Management/Developer Fees			
Total Project Cost	56,650,000	100	

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 56,650,000

Project refinancing: estimated amount
(for refinancing of existing debt only) $ _____

Sources of Funds for Project Costs:

1. Bank Financing $ 47,160,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 9,490,000
3. Tax Exempt Bond Issuance (if applicable) $ _____
4. Taxable Bond Issuance (if applicable) $ _____

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ N/A

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 56,650,000

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?
   ☐ Yes ☑ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	300
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll at facility:	N/A
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical Insurance, 401K
Average annual benefit paid by the company ($ or % salary) per FTE job:	~30%
Average growth rate of benefit cost:	~3%
Amount or percent of wage employees pay for benefits:	~70%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	We anticipate the majority of our workforce to come from Onondaga County and immediately surrounding counties.

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Manager	$50,000	0	1	0	0	0	0
Assistant Manager	$35,000	0	1	0	0	0	0
Grounds and Maintenance	$30,000	0	1	1	0	0	0
Job Creation Subtotal		0	3	1	0	0	0

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): TBD

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 353,700

☑ Sales and Use Tax Exemption (4% Local, 4% State): 2,500,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 47,160,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 353,700

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 31,250,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

$ 2,500,000

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff

Section V: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency TreyJay LOSO, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 2/3/2021 (date).

Company: TreyJay LOSO, LLC

Representative for Contract: Charlie Breuer

Address: 148 Berwyn Ave. City: Syracuse State: NY Zip: 13210

Phone: 315-476-7917 Email: cbreuer@hb1872.build

Project Address: 6475 Lakeshore Road City: Cicero State: NY Zip: 13039

General Contractor: Hueber-Breuer Construction Co, Inc.

Contact Person: Charlie Breuer

Address: P.O. Box 515 City: Syracuse State: NY Zip: 13205

Phone: 315-420-5600 Email: cbreuer@hb1872.build

Authorized Representative: _____ Title: Executive V.P.

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	$1,000
Legal Deposit (payable at the time of application):	$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under $10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first $20 million:	0.0025 of the project cost
Fee for expenses above $20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits:
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements.

1. Distribution of Sales and Use Tax. Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.

2. Compliance Report. Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or

2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

Section VIII: Employment Plan

Jobs Listings: In accordance with §858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☑ No

If yes, name and location: _____

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☑ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), TreyJay LOSO, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

TreyJay LOSO, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

TreyJay LOSO, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

NYS Department of Labor:
Roy Jewell
Associate Business Service Representative
450 South Salina Street, Syracuse, NY 13202 315-479-3362
roy.jewell@labor.ny.gov
www.labor.ny.gov

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Onondaga County Industrial Development Agency Application for Benefits
Addendum A

Brolex Properties, LLC currently has a conflict of interest that involves a familial relationship between a member of the OCIDA Board of Directors and a member of Brolex Properties, LLC that must be disclosed to ensure the determination of the Brolex Properties, LLC Application is not compromised.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

Section X: Representations, Certifications, and Indemnification

Charlie Breuer (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Manager (title) of TreyJay LOSO, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. **Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

D. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

K. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Charles Breuer, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of TreyJay LOSO LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 3rd day of March, 2021.

(Notary Public)

JOSEPH C. COTTER
Notary Public, State of New York
No. 4807413
Qualified in Onondaga County
My Commission Expires Oct. 31, 2022

End of Application

Rev 1-9-20

OCIDA Application Addendum
TreyJay Loso, LLC

Section 1G – Applicant Business Description

Description of TreyJay LOSO, LLC Background:

TreyJay LOSO, LLC is a single use limited liability company created solely for this project.

Section 1H
What percentage of Total Annual Supplies Are Coming Form firms in Onondaga County?

The construction of the project will utilize a local labor force and all material suppliers will be in Onondaga County or an immediately surrounding County. Any supplies necessary for the operation of the project once completed will come from Onondaga County.

DRAFT

Section 2 C
Summary of how this project will help your business grow:

N/A

Section 2D
Project Description:

(i) The Project consists of approximately 334,000 SF of new construction. The breakdown of each use is as follows:

Club House: 8,000 Square Feet
Garages: 18,000 Square Feet
Apartments: 308,000 Square Feet

There will be a total of 248; 1 and 2 bedroom apartments ranging from 700 to 1,500 Square Feet.

Along with the new construction the project will also renovate the existing Marina creating approximately 70 slips for boats up to 34' and 30 Personal Watercraft slips.

Other amenities of the project will include:

1) *Fitness Center*
2) *Community Room*
3) *Dog Washing Facilities*
4) *Boat Launch*
5) *1,100 feet of waterfront*
6) *100-foot Sand Beach*

(ii)Size of the Site: *Approximately 18 acres of a 25 acre underutilized property.*

(iii)Current Use of the site: *Marina and Boat Storage*

(iv) Principal Products and Activities: *The project will consists of Residential Units and a Commercial Marina.*

(v)Why the Applicant is undertaking the Project and the need for the requested Benefits:
The applicant is undertaking the project to take an underutilized 25-acre parcel of property on Oneida Lake to fulfill an unmet housing need in Onondaga County and specifically the northern suburbs; but for the benefits offered by the Onondaga County IDA the LOSO project would not be feasible.

DRAFT

TREYJAY LOSO, LLC

P.O. Box 515
Syracuse, NY 13208
Office: (315) 656-7271

TreyJay Loso LLC Vision Statement

March 5, 2021

Dear Chairman Hogan and OCIDA Members,

We write to introduce you and the board members, our Trey Jay Loso LLC's 248 unit approved apartment buildings (Please see attached Page 1.) located on an underutilized 25-acre parcel located on Oneida Lake at 6477 Lakeshore Road in Cicero, NY. (Please see existing conditions overview, and demographic detail report, see attached Page 2 & 5).

This parcel has been the home of Lake Shore Marina for over 40 years, with the majority of the property being open vacant land. It is the only parcel available on Oneida Lake which is zoned for and can accommodate new apartment housing. Please see attached subdivision map (Attached Page 3) showing the parcel devoted to the project, as well as the approved layout of 13 individual apartment buildings. The revitalization of 18 acres of an underutilized 25-acre vacant lot to a new amenity enhanced housing community will meet a demand for new housing.

1. **Overall Description of project:**
    - (I) The revitalization of this mostly vacant property to a new, walkable, amenity enhanced community overlooking Oneida Lake with 1100 feet of shoreline, will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced community.

2. **Is the property being built on a blighted lot?** Yes

    - This 25-acre overgrown, largely vacant parcel (Except for the seasonal marina) has existed under previous ownership for over 40 years.
    - The improvement of this overgrown, vacant, underutilized 25-acre parcel with 1100 feet of shoreline on Oneida Lake will be enhanced by much needed housing for Onondaga County residents who will be able to enjoy Oneida Lake and the amenities offered. (See attached Page 4)
3. **Is this new housing fulfilling an unmet need in the area?** Yes.

    - A professional evaluation of offerings in the County of Onondaga reveals there is a great need for apartments as vacancies in existing apartment communities are below 3%. Additionally housing is needed to address the need for community members who are selling their homes and who desire the opportunity to live in a modern energy efficient

community. This community will also provide much needed housing arising from the new employment jobs created by Amazon and other companies expanding in Onondaga County.

- The walkability for exercise on site to the lake and on walking trails, as well as enjoyment of 1100 feet of gentle shoreline and close proximity to goods and services as well as to churches and town offerings fulfills a huge unmet need. (Please see attached Page 5)
- The close proximity to Syracuse Hancock International Airport will allow those residents in our community who choose to travel south in the winter to do so with ease.

4. **Demand for Housing?** Yes.

    - These 248 apartments help to fill that demand by providing amenities such as elevators, in apartment washers and dryers as well as walkability for exercise, park like setting, 1100 feet of level waterfront, walking trails, dog exercise area, fitness center, marina and close access to restaurants and other goods and services.(See attached page 6)
    - With the arrival of new jobs from Amazon, BHG, SRC, Saab-Sensis, Lockheed Martin and others all housing including our new 248 unit apartment community is critical.

5. **Is there support from local officials?** Yes.

    - During our extensive planning and approval process with the town zoning, planning, there has been support. Letters can be obtained if needed.

6. **Is there needed Infill in an already populated area?** Yes.
    - This new housing community consisting of 13 apartment buildings with 248 units being esthetically placed on 18 acres of overgrown 25 acre lot that has been underutilized for 40 years.

7. **Does the project provide walkability to Village centers?** Yes.

- Yes the project is being developed with walking trails to 1100 feet of Lake Frontage for the residents as well as walking trails on the 25 acre project site. (Please see attached map Location and Surrounding area Page 4)
- Within close proximity there is the following places as shown on the attached location map, with numerous offering for groceries, super stores, home improvements, pharmacy, restaurants, etc.

We are eager to start this project at 6477 Lakeshore Road in Cicero. We are now asking that you, Onondaga County Industrial Development Agency, support and accept our application so that we can have the opportunity to repurpose this 25 acre largely vacant land with a 248 unit apartment community overlooking Oneida Lake.

Yours Truly,

Trey Jay Loso LLC.

Braxton Capital LLC. Date: 2/3/2021

Charles Breuer

Member

Brandon M. Jacobson Date: 2/3/21

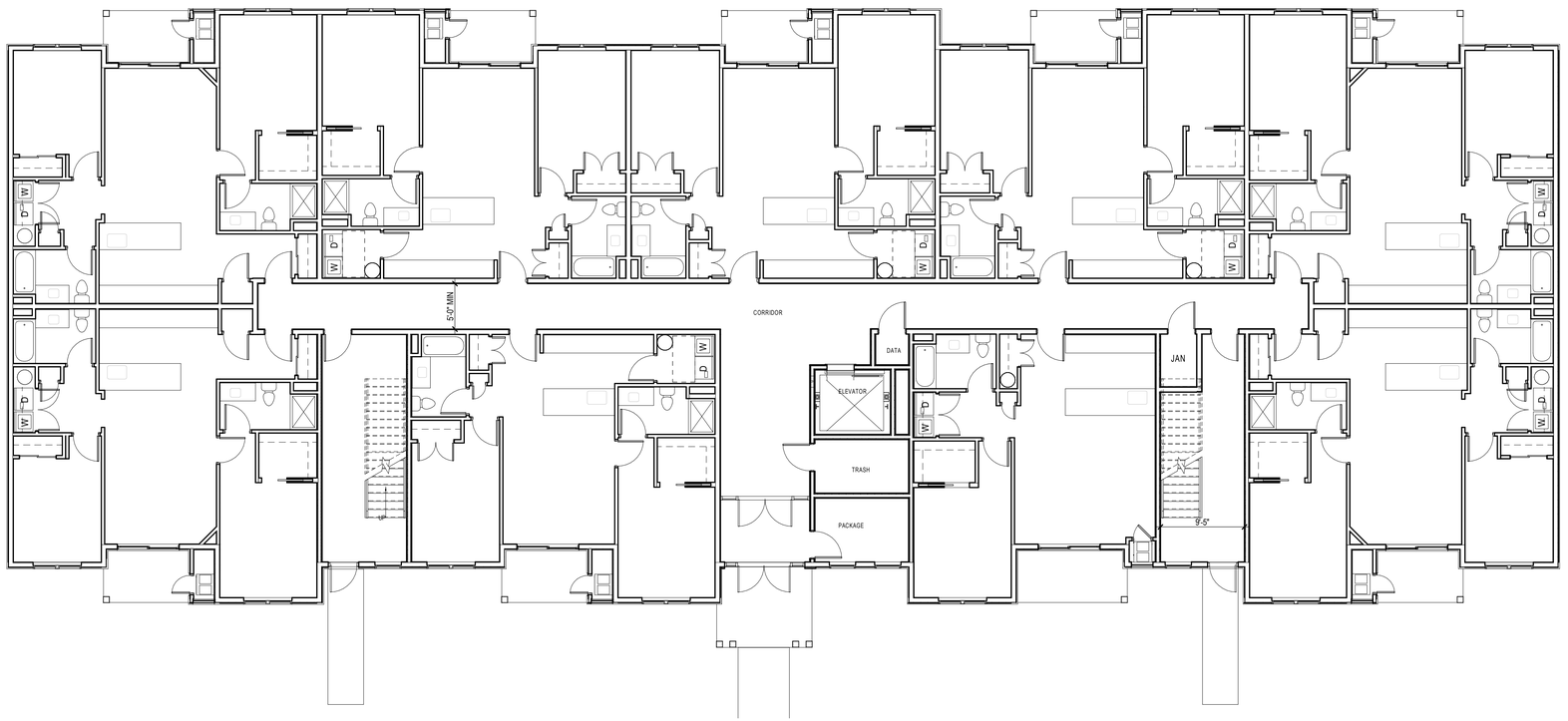
Member

THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. THESE DRAWINGS AND SPECIFICATIONS AND PLANS ARE OWNED BY AND REMAIN THE PROPERTY OF ASHLEY MCGRAW ARCHITECTS, P.C. THESE DOCUMENTS MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF ASHLEY MCGRAW ARCHITECTS, P.C. IT IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER.

2/25/2021 10:39:21 AM



2 SECOND/THIRD FLOOR PLAN
1/8" = 1'-0"



1 GROUND FLOOR PLAN
1/8" = 1'-0"

C:\Users\amo003\Documents\18068-LOSO-BLDG-04Bay-P2019_amo0035.rvt

ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN 2/05/21 DEVELOPMENT NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO. 16068

TYPICAL FLOOR PLANS

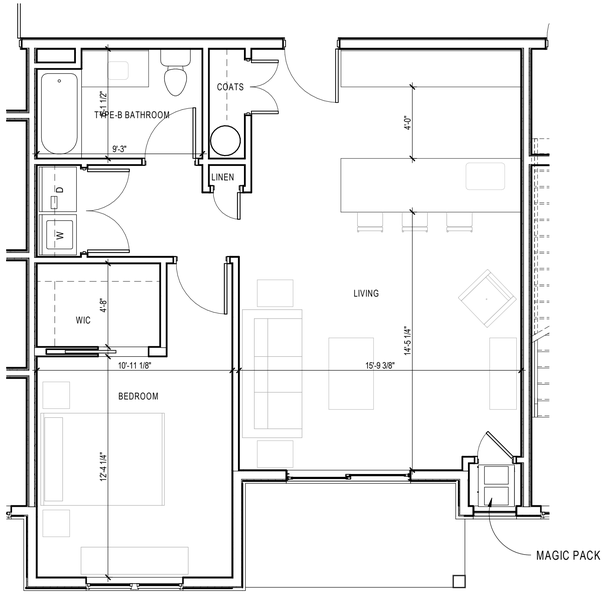
DATE ISSUED: 2/11/21

LG A101

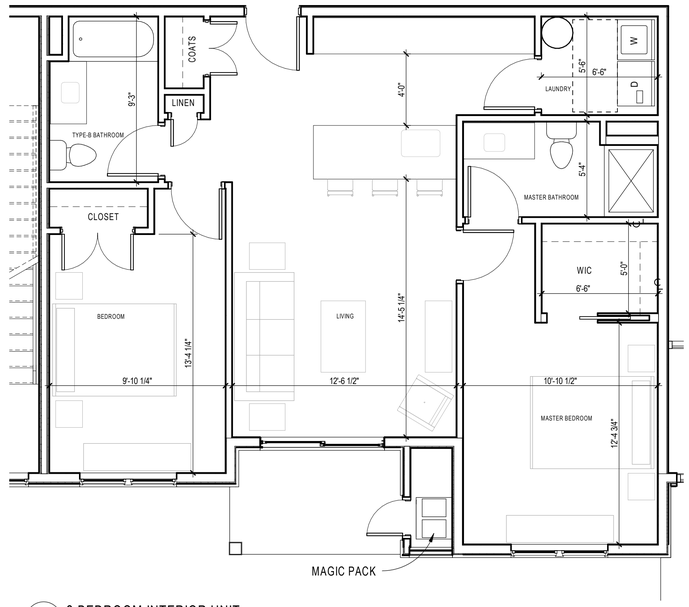
© 2019ASHLEY MCGRAW ARCHITECTS

THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT AND ARE AN INSTRUMENT OF SERVICE. THESE PLANS ARE OWNED BY AND REMAIN THE PROPERTY OF ASHLEY MCGRAW ARCHITECTS, P.C. THESE PLANS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN CONSENT OF ASHLEY MCGRAW ARCHITECTS, P.C. IT IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER.

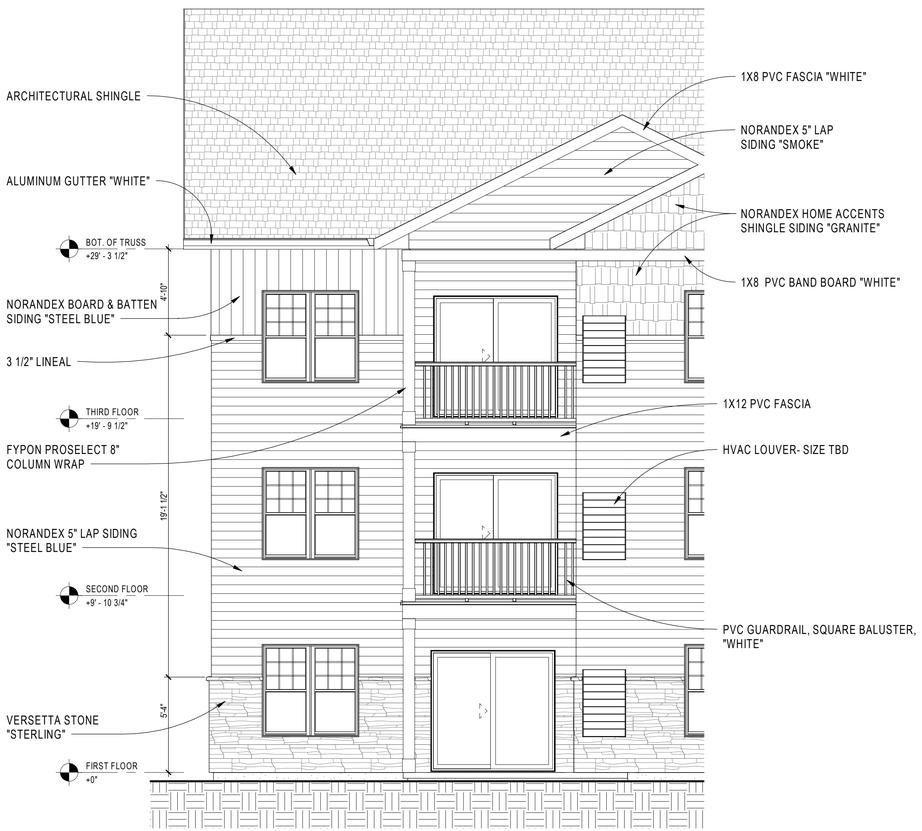
2/25/2021 10:39:22 AM



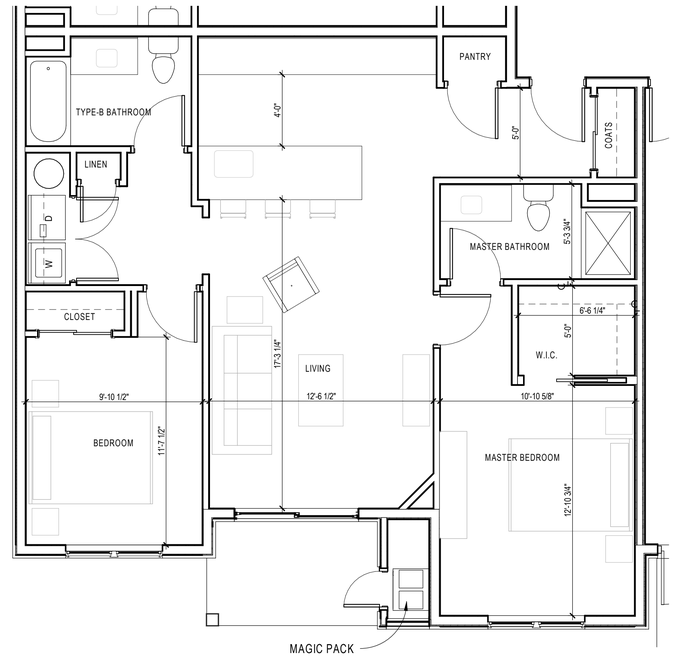
1 1-BEDROOM UNIT
1/4" = 1'-0"



2 2-BEDROOM INTERIOR UNIT
1/4" = 1'-0"



4 EXTERIOR FINISH KEY
1/4" = 1'-0"



3 2 BEDROOM CORNER UNIT
1/4" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN DEVELOPMENT 02/13/21 NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO.
16068

ENLARGED PLAN & ELEVATION

DATE ISSUED:
2/11/21

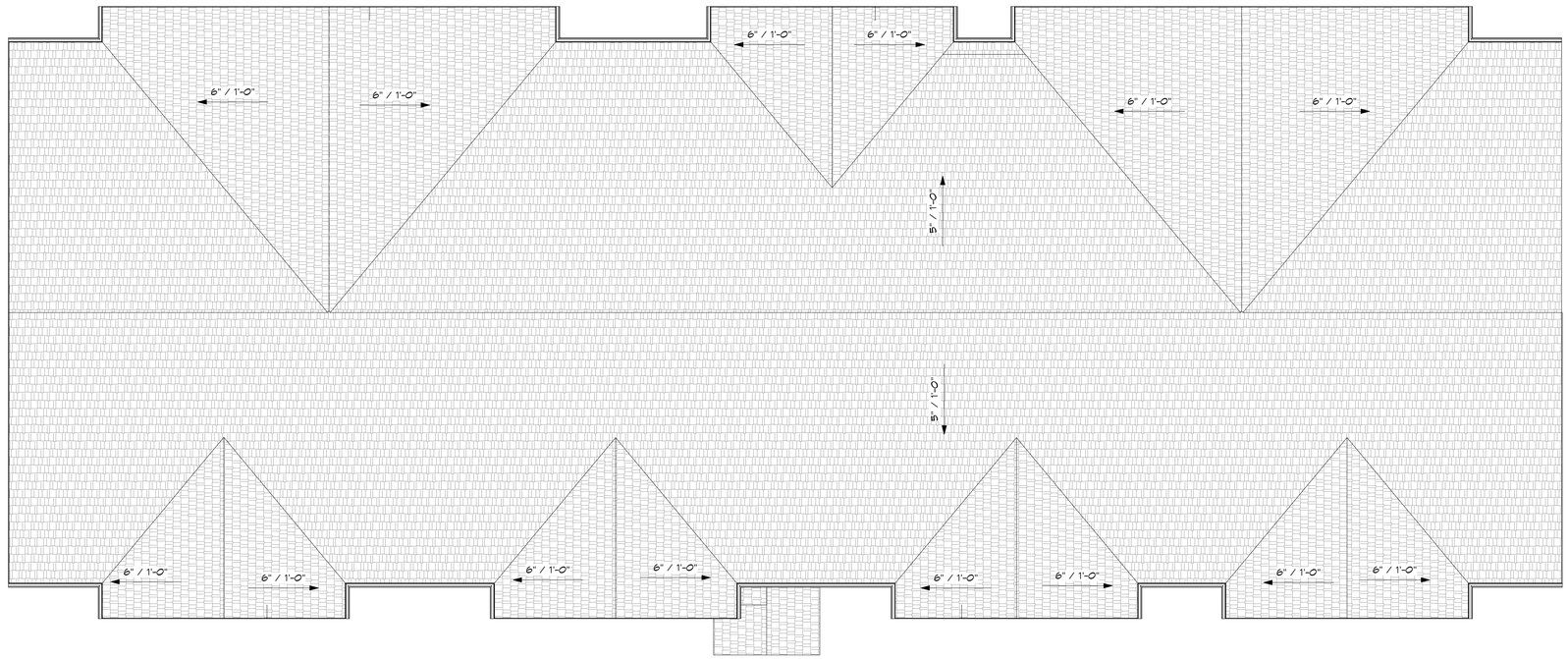
LG
A102

© 2019ASHLEY MCGRAW ARCHITECTS

C:\Users\amw0003\Documents\18068-LOSD-BLDG-68sy-R2019_amw0005.rvt

THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT AND ARE THE INSTRUMENTS OF SERVICE FOR THIS PROJECT. ALL PLANS ARE OWNED BY AND REMAIN THE PROPERTY OF ASHLEY MCGRAW ARCHITECTS, P.C. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND DELIVERED BY ASHLEY MCGRAW ARCHITECTS, P.C. IT IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER.

2/25/2021 10:39:22 AM



1 W-Roof
1/8" = 1'-0"

C:\Users\ama\0035Documents\16068-LOSO-BLDG-4Bay-R2019_ama0035.rvt

ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN 04/24/12 DEVELOPMENT NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO.
16068

ROOF PLANS

DATE ISSUED:
2/11/21

LG
A130

© 2019ASHLEY MCGRAW ARCHITECTS

THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT AND ARE THEREFORE SUBJECT TO THE PROTECTION AFFORDED BY PLANS AND DRAWINGS AS AN ARCHITECTURAL WORK UNDER SECTION 102 OF THE COPYRIGHT ACT. THESE ARE OWNED BY AND REMAIN THE PROPERTY OF ASHLEY MCGRAW ARCHITECTS, P.C. THESE DOCUMENTS MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF ASHLEY MCGRAW ARCHITECTS, P.C. IT IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER.

2/25/2021 10:39:25 AM



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:
50% DESIGN 04/24/12 DEVELOPMENT NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO. 16068

BUILDING ELEVATIONS

DATE ISSUED: 2/11/21

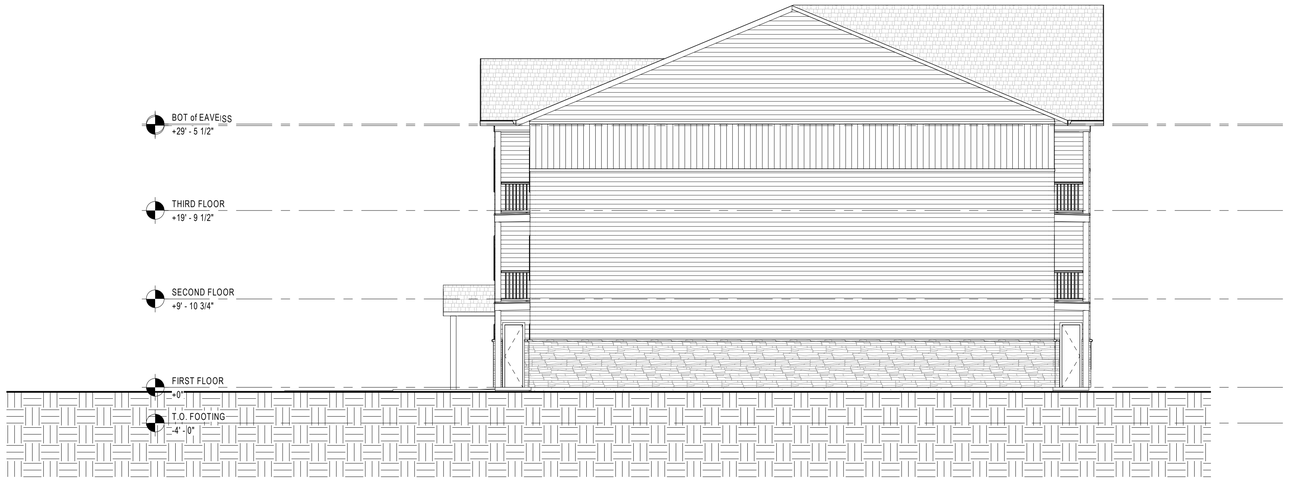
A201

© 2019ASHLEY MCGRAW ARCHITECTS

C:\Users\ama\0035Documents\16068-LOSO-BLDG-4Bay-R2019_ama0035.rvt

THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT AND ARE THEREFORE SUBJECT TO THE PROTECTION AFFORDED BY PLANS ARE OWNED BY AND REMAIN THE PROPERTY OF ASHLEY MCGRAW ARCHITECTS, P.C. THESE DOCUMENTS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF ASHLEY MCGRAW ARCHITECTS, P.C. IT IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, IN ANY WAY UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER.

2/25/2021 10:39:29 AM



1 SIDE ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

C:\Users\ama\X035Documents\16068-LOSO-BLDG-4Bay-R2019_ama2035.rvt

ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN 02/25/21 DEVELOPMENT NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO.
16068

BUILDING ELEVATIONS

DATE ISSUED:
2/11/21

LG A202

© 2019ASHLEY MCGRAW ARCHITECTS

THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT AND ARE THEREFORE SUBJECT TO THE NEW YORK STATE LAW. PLANS ARE OWNED BY AND REMAIN THE PROPERTY OF ASHLEY MCGRAW ARCHITECTS, P.C. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE EXCEPT BY ASHLEY MCGRAW ARCHITECTS, P.C. IT IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER.

2/25/2021 10:39:32 AM



1 3D FRONT



2 3D BACK

C:\Users\amar\0359Documents\18068-LOSO-BLDG-4Bay-R2019_amar0359.rvt

ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN DEVELOPMENT 02/13/21 NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
LARGE APARTMENT BUILDING
LAKESHORE ROAD, CICERO NY

Rev. No.	Date	Desc.

AM JOB NO. 16068

3D ELEVATIONS

DATE ISSUED: 2/11/21

LG A203

© 2019ASHLEY MCGRAW ARCHITECTS


ASHLEY MCGRAW
March 2, 2021


ASHLEY MCGRAW
March 2, 2021

Phase IA Archaeological Background and Literature Review and Phase IB Archaeological Field Reconnaissance Report of the Proposed Lakeshore at Loso Project in Cicero, Onondaga County, New York

OPRHP #17PR08380

Final report prepared by:

Alliance Archaeological Services

Helping to make the past

a part of the future.

Final report date:
February 4th, 2018

Reports of Investigations 18FR01

4160 Watervale Road
Manlius, New York 13104

Mobile: 315-632-8283

Visit us online at www.alliancearchaeology.com

Phase IA Archaeological Background and Literature Review and Phase IB Archaeological Field Reconnaissance Report of the Proposed Lakeshore at Loso Project in Cicero, Onondaga County, New York

OPRHP #17PR08380

Final report prepared by:
Nikki A. Waters, M.A.
Principal Investigator

Final report submitted by:
Alliance Archaeological Services
4160 Watervale Road
Manlius, New York 13104
Mobile: (315) 632-8283

Final report submitted to:
Vincent E. Ryan, Landscape Designer
Keplinger Freeman Associates, LLC
6320 Fly Road, Suite 201
East Syracuse, NY 13057

February 4th, 2018

Reports of Investigations 18FR01

Management Summary

Involved State and Federal Agencies: Town of Cicero, DEC, OPRHP

OPRHP Project #: 17PR08380

Phase of Survey: Phase IA and IB

Survey Size: ~9.6 hectares (~23.7 acres)

Location Information: The project area is located to the north of the intersection of Lakeshore and Mud Mill roads in the Town of Cicero. The current work scope was defined as a phase IA background and literature review of the overall project area and a phase IB archaeological field reconnaissance of the current APE.

Minor Civil Division: Town of Cicero
County: Onondaga

U.S.G.S. 7.5' Quadrangle Map: 1973 Cicero, New York, photo-revised 1978, Copyright 2008 Maptech, Inc.

Archaeological Survey Overview:
Number and interval of shovel tests: 189 at 50ft/15m intervals
Number and size of units: not applicable
Width of plowed strips: not applicable
Surface survey transect interval: not applicable

Results of the Archaeological Survey:
Number and name of pre-contact sites identified: 0
Number and name of historic sites identified: 0
Number and name of sites recommended for Phase II/Avoidance: 0

Results of the Architectural Survey:
Number of buildings/structures/cemeteries within the project area: 0
Number of buildings/structures/cemeteries adjacent the project area: 0
Number of National Register Listed buildings/structures/cemeteries/districts: 0
Number of National Register Eligible buildings/structures/cemeteries/districts: 0

Recommendations: Although the cultural background review indicated that the APE had the potential to contain previously unidentified pre-contact and/or historic archaeological sites, no cultural materials or cultural features were identified during the phase IB field investigation. As a result, the APE does not appear to have been the focus of any pre-contact or historic activities which could have left an archaeological trace. As a result, cultural resource clearance for the proposed Lakeshore at Loso project site is recommended.

This recommendation is made with the understanding that if the APE boundaries should change, additional archaeological investigations may be required. As such, this recommendation is only valid for the APE boundaries as documented in this report (Figure 11). This recommendation of cultural resource clearance is also made with the understanding that if any archaeological materials, human remains or associated mortuary goods are uncovered during construction or earth-moving activities within the APE, work within the area will immediately cease and the OPRHP will be notified.

Report Author and Affiliation: Nikki A. Waters, M.A., Principal Investigator. Alliance Archaeological Services, 4160 Watervale Road, Manlius, New York 13104.

Final Report Date: February 4th, 2018

TABLE OF CONTENTS

Management Summary i
Introduction 1
Project Description 1
Project Location 1
Background Research 5
Environmental Setting 5
Past and Present Land Use and Current Conditions 5
Soils 5
Drainage 7
Site File Search 8
Previously Recorded Archaeological Sites 8
Pre-contact Archaeological Sites 8
OPRHP Site #A06702.000081 8
William Beauchamp Onondaga County Site #34 9
William Beauchamp Onondaga County Site #36 9
Previous Professional Archaeological Investigations 9
Pre-contact Sensitivity Assessment 9
National Register Listed and Eligible Properties 16
Map-documented Historic Structures 16
Historic Sensitivity Assessment 17
Archaeological Phase IB Survey Methodology 17
Surface Inspection 17
Subsurface Inspection 21
Additional Excavation 21
Archaeological Phase I Survey Results 21
Summary of the Background and Literature Review 21
Summary of the Surface Inspection 22
Summary of the Subsurface Inspection 22
Conclusions and Recommendations 23
References Cited 23
Appendix A. Photographs of the Project Area
Appendix B. Shovel Test Pit Summary and Soil Profile Analysis

List of Tables

Table 1. Soils within the Project Area 6
Table 2. Pre-recorded Archaeological Sites Reported Within the Vicinity of the Project Area 8
Table 3. Map-Documented Structures Adjacent the APE 16

List of Figures

Figure 1. General location of the project area within New York State 2
Figure 2. Location of the project area as shown on a portion of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, ... 3
Figure 3. Soils within the project area as shown on the Web Soil Survey of Onondaga County 4
Figure 4. Location of the project area as shown on a portion of the 1852 *Map of Onondaga County* 10
Figure 5. Location of the project area as shown on a portion of the 1860 *Map of Onondaga County* 11
Figure 6. Location of the project area as shown on a portion of the 1874 *Map of Onondaga County* 12
Figure 7. Location of the project area as shown on a portion of the 1898 Syracuse quadrangle 13
Figure 8. Location of the project area as shown on a portion of the 1944 Cicero quadrangle 14
Figure 9. Drawing of the David Hoyt Farmstead 15
Figure 10. Location of the overall project area 18
Figure 11. Location of the APE and all proposed project improvements 19
Figure 12. Location of all subsurface testing within the APE 20

Figure 13. Location and orientation of all project photographs.....Appendix A, p.iii

Introduction

In response to a request from Keplinger Freeman Associates, LLC, Alliance Archaeological Services has completed a phase IA archaeological background and literature review and phase IB archaeological field reconnaissance of the proposed Lakeshore at Loso project in Cicero, Onondaga County, New York (OPRHP # 17PR08380).

The purpose of a phase IA archaeological background and literature review is to identify and describe all previously recorded pre-EuroAmerican contact and historic archaeological sites and resources within and around the boundaries of the proposed project area. This information is then combined with a review of the natural setting of the project area in order to develop a regionally specific pre-contact and historic context. This context is then used to evaluate the project area's sensitivity to contain additional pre-contact and/or historic archaeological sites. The results of the phase IA evaluation are then used to evaluate the necessity of any additional archaeological investigations, and if necessary, to formulate a project-specific phase IB archaeological field reconnaissance methodology. The results of both investigations are then used to evaluate the eligibility of any archaeological sites within the project area for nomination to the *State and/or National Registers of Historic Places*. All aspects of the phase I archaeological survey conducted for this project conform to the New York Archaeological Council's (NYAC) *Standards for Cultural Resource Investigations* (1994) as adopted and required by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), as well as to the *Phase I Archaeological Report Format Requirements* as published and required by the OPRHP (2005, revised 2013).

The following report details the results of the phase IA background and literature review and phase IB archaeological field reconnaissance, and presents Alliance Archaeological Services' conclusions and recommendations concerning the necessity of any additional archaeological investigations.

Project Description

The proposed project plan calls for the construction of an apartment complex with associated garages, parking areas and utilities within the existing Lakeshore Marina to the north of the intersection with Lakeshore and Mud Mill roads in the Town of Cicero, Onondaga County, New York. The overall project area consists of approximately 9.6 hectares (~23.7 acres) of land in a mix of maintained grass and isolated standing woodland. An existing residential home, marina and associated garage and storage areas are also present. A floodplain is present within the northern portion of the property extending south from Oneida Lake but will not be disturbed by any project construction. This area is therefore not included in the Area of Potential Effect (APE). Additional existing residential properties lie to the immediate west and south. The overall project borders are shown on Figure 10. The current project development plans and APE are shown in detail on Figure 11. The current work scope was defined as a phase IA background and literature review of the overall project area and a phase IB archaeological field reconnaissance of all portions of the current APE. Representative photographs of the overall project area and APE were taken at the time of the phase IB field investigation and are provided in Appendix A.

Project Location

The project area is located to the north of the intersection of Lakeshore and Mud Mill roads in the Town of Cicero in central New York State (Figure 1). Figure 2 shows the location of the project area as shown on portions of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, Inc. Figure 3 shows the project location as shown on a map generated on the Web Soil Survey. Historic maps of the project area are provided as figures 4 through 9. Figure 10 shows the location of the overall project area and Figure 11 shows the location of the APE and all proposed project improvements. Figure 12 shows the location of all subsurface testing and Figure 13 shows the location and orientation of all project photographs. Photographs (Appendix A) provide representative views of the APE at the time of the phase IB field investigation.

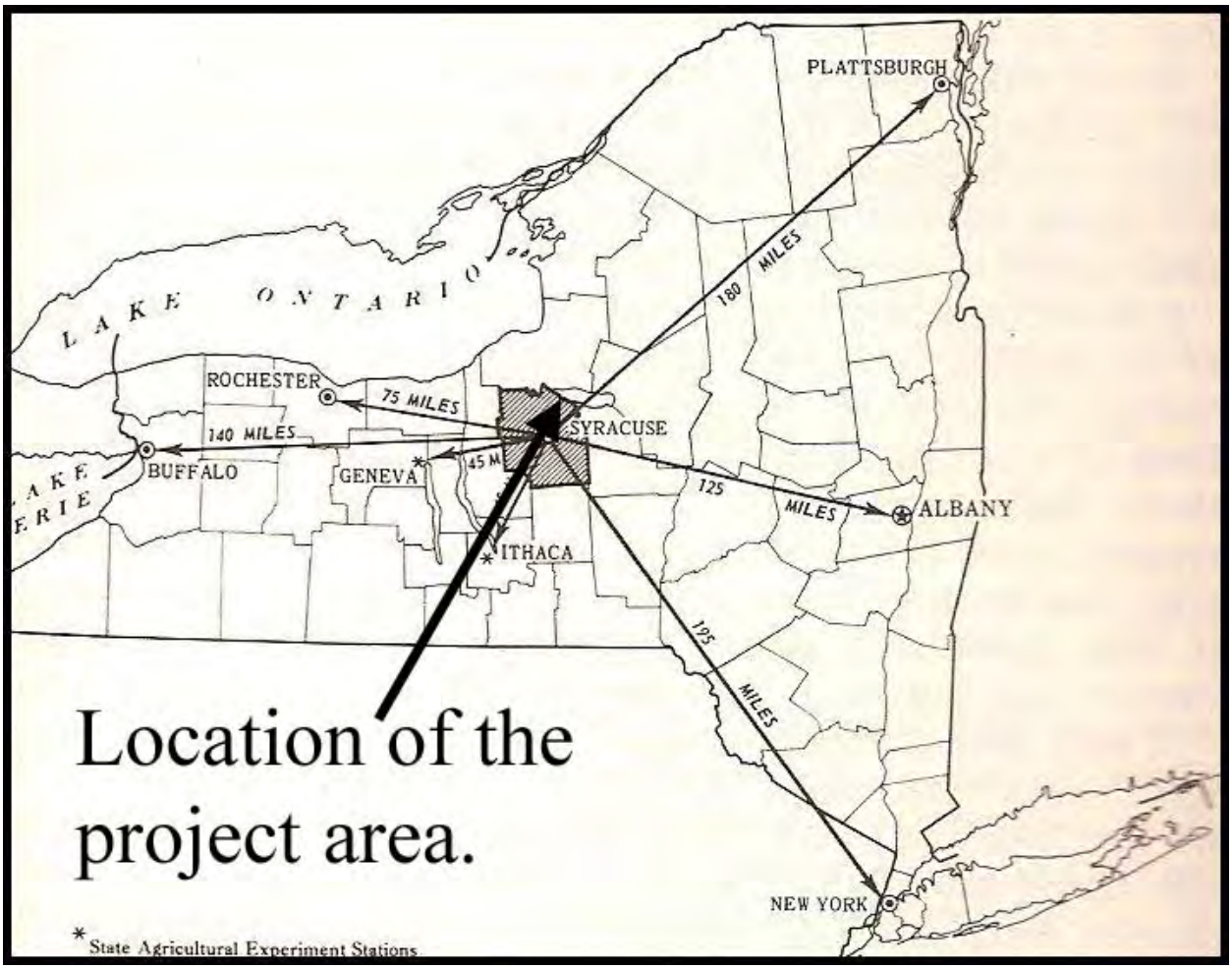


Figure 1. General location of the project area within New York State (Adapted from a base map provided in Hutton and Rice 1977).

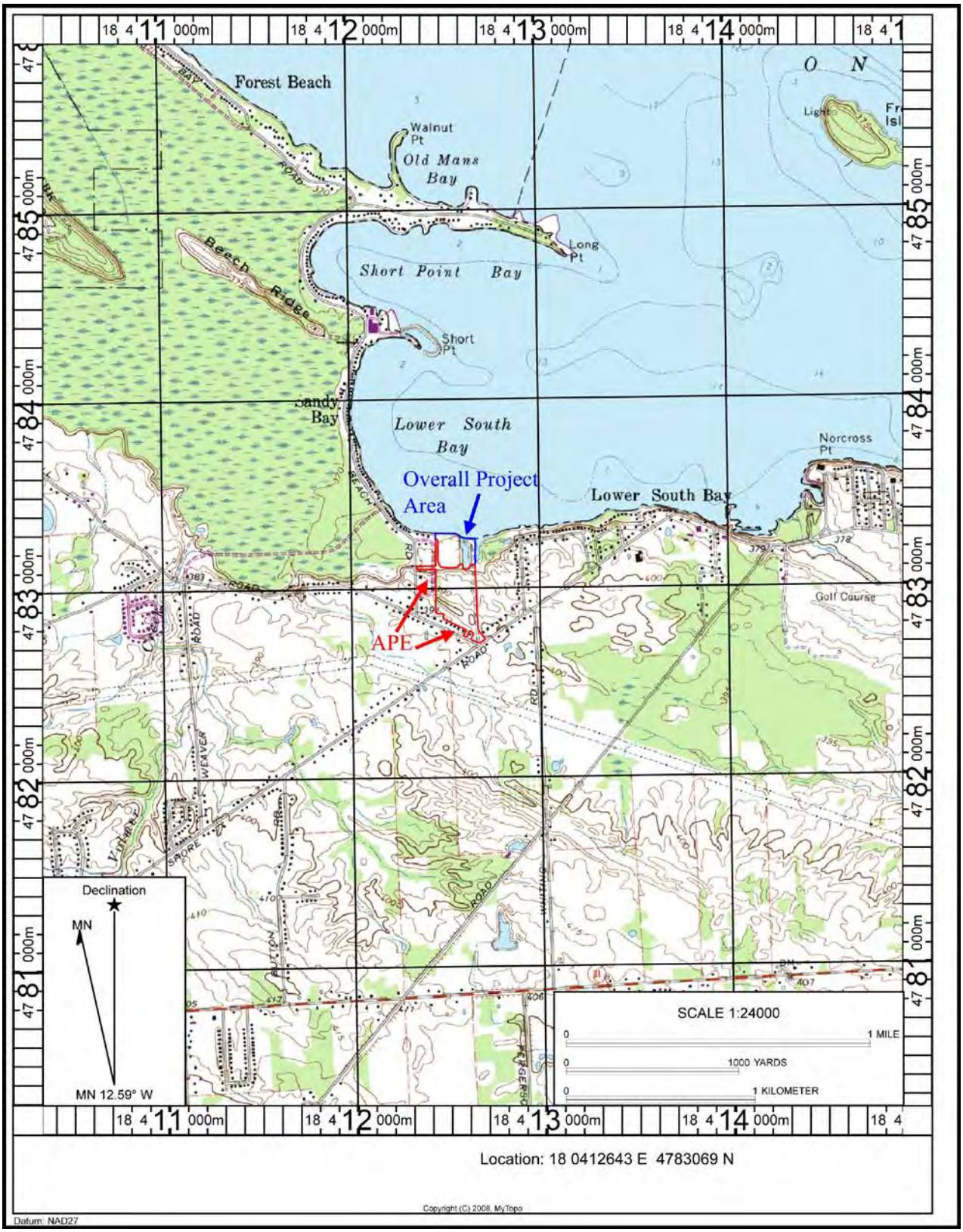


Figure 2. Location of the project area as shown on a portion of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, Inc.

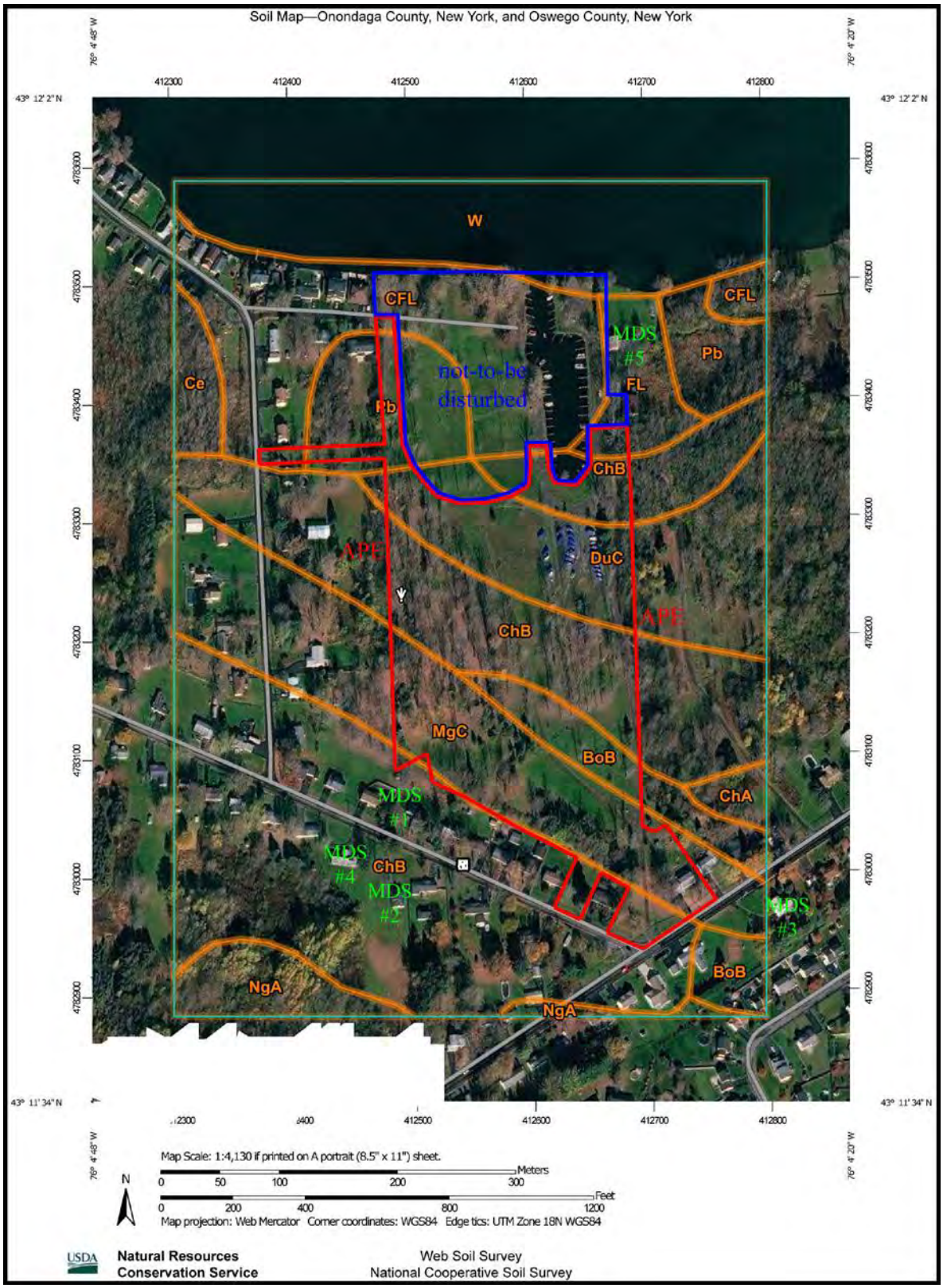


Figure 3. Soils within the project area as shown on the Web Soil Survey of Onondaga County.

Background Research

Environmental Setting

The following represents a brief synthesis of the available information regarding the physical and environmental setting of the current project area. This information is provided in order to place this area within a context conducive to assessing its potential to contain significant archaeological resources.

Past and Present Land Use and Current Conditions

The proposed Lakeshore at Loso project site lies to the north of the intersection between Lakeshore and Mud Mill roads. It is bordered to the south and west by existing residential properties, to the north by Oneida Lake and to the east by scrub woodland. An existing residential house is within the southeast project corner and a 100-slip marina lies within the northeast overall project corner. Existing garage and storage buildings border the marina to the south. A gravel access road runs from Lakeshore Road north within the eastern overall project border. Smaller gravel access roads are also present. The APE is dominated by a mix of maintained grass and isolated standing woodland. A floodplain is present within the northern portion of the property to the west of the marina and extends south from Oneida Lake; however, this area will not be disturbed by any project construction and is therefore not included in the APE. A small stream also runs through the east-central project portion. Given that the phase I investigation was conducted in early to mid-winter, significant portions of the APE were also sporadically within ponded or saturated soils. As a result, shovel test intervals were either adjusted slightly to accommodate drier areas or excavated and documented quickly before they filled with water. Significantly ponded areas were marked on the project field map and shovel tests were completed once the soils had dried out. As a result, only those portions of the APE within the stream or within very poorly drained muck soils were eliminated from the phase IB investigation on the basis of drainage.

Informal interviews conducted with the current property owner indicated that the overall project area was originally a part of the D.H. Hoyt farmstead and in the early 20th century was used as a cow pasture. The Hoyt residence is identified as MDS #3. At this time the property did not contain any trees. The existing pine trees were planted in the 1960s and the area to the south and southwest of the marina was excavated in the 1970s. The extent of this excavated and graded area is provided on Figure 12. A buried sewer pipeline was also installed across the northern portion of the overall project area approximately 75 feet from the shoreline of Oneida Lake (Figure 11). Additional isolated disturbances were related to the installation and maintenance of the gravel access roads. With the exception of the current marina structures and private residence no other outbuildings, foundations or other features were recalled as being present on the property.

The review of available historic maps (figures 4 through 9) indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. However, in the mid-20th century, it was converted into a marina and private residence. Photographs (Appendix A) provide representative views of the APE at the time of the phase IB field investigation.

Soils

The overall project area and the APE are within the Bombay, Collamer, Dunkirk, Madrid and Palms series soil associations. The not-to-be disturbed floodpain area is almost exclusively within Cut and Fill Land (CFL); however, a narrow portion of the APE which extends west from the northwest APE portion to Beach Road is also shown within CFL. This mapping unit is within areas where the original soil has either been stripped or removed or where the original soils have been covered with fill from another location to a depth of 1 meter (3 feet) or more. As a result, the potential for intact archaeological materials to be present at or near the surface is negligible.

Variably drained alluvial soils (FL) are also within the northeast overall project portion to the east of the marina. These soils are mapped along both banks of a small tributary of Oneida Lake and extend east beyond the project borders. Although a narrow portion of the APE does extend slightly north into these soils, the project disturbances within this area consist of modifications to the existing gravel access road. As a result, all project

construction within this area will take place within soils which were previously disturbed by the original construction of the marina and the road.

Bombay Series soils consist of deep, moderately well drained soils which formed in glacial till with a high content of sand. They are found on uplands (Hutton and Rice 1977: 39-40). Collamer Series soils consist of deep, moderately well drained soils which formed in stone-free, lake-deposited silt and very fine sand. They are found on the undulating tops of lake plains (Hutton and Rice 1977: 46-47). Dunkirk Series soils consist of deep, well drained soils which formed in glacio-lacustrine deposits of silt and very fine sand. They are also found on lake plains (Hutton and Rice 1977: 50-51). Madrid Series soils consist of deep, well drained soils which formed in loamy glacial till with a high content of sand. They are found on upland till plains and drumlins (Hutton and Rice 1977: 74-76). Palms Series soils consist of very poorly drained, well decomposed muck underlain by loamy mineral matter. They are found within boggy depressions on lake and till plains (Hutton and Rice 1977: 93).

The specific soils within the APE are Bombay gravelly loam, 2 to 8% slopes (BoB); Collamer silt loam, 2 to 6% slopes (ChB); Cut and Fill Land (CFL); Dunkirk silt loam, 6 to 12% slopes (DuC); Fluvaquents, Frequently Flooded, 0 to 8% slopes (FL); Madrid gravelly loam, 8 to 15% slopes (MgC); and Palms muck (Pb) (Hutton and Rice 1977: pp. 39-40, 46-47, 50-51, 53, 74 -76 and 93; Web Soil Survey Map; Figure 3). The key properties of these soils are illustrated in Table 1 below.

Table 1: Soils Within the Project Area

Name	Soil Horizon Depth (cm/in)	Color	Texture, Inclusions	Slope	Drainage	Landform
Bombay gravelly loam, (BoB)	A_p: 0-25 cm (0-10 in) AB: 25-41 cm (10-16 in) $B2_t$: 41-74 cm (16-29 in) B3: 74-97 cm (29-38 in) C: 97-152 cm (38-60 in)	DkGrBrn YBrn DkBrn Brn Brn	GrvLo FSaLo HFSaLo GrvFSaLo GrvHFSaLo	2-8	WD	On the undulating uplands.
Comments: this soil has a profile described as representative of the series.						
Collamer silt loam, (ChB)	A_p: 0-25 cm (0-10 in) AB: 25-41 cm (10-16 in) BA: 41-61 cm (16-24 in) $B21_t$: 61-81 cm (24-32 in) $B22_t$: 81-107 cm (32-42 in) C: 107-127 cm (42-50 in)	DkGrBrn YBrn DkBrn Brn Brn RdBrn	SiLo SiLo SiLo HSiLo HSiLo SiLo	2-6	MWD	On the undulating tops of lake plains.
Comments: this soil has a profile described as representative of the series but erosion can be a hazard.						
Cut and Fill Land (CFL)	This mapping unit is within areas where the original soil has either been stripped or removed or where the original soils have been covered with fill from another location to a depth of 1 meter (3 feet) or more. As a result, the potential for intact archaeological materials to be present at or near the surface is negligible.					
Dunkirk silt loam, (DuC)	A_p: 0-13 cm (0-5 in) A1: 13-28 cm (5-11 in) A22: 28-41 cm (11-16 in) $B21_t$: 41-53 cm (16-21 in) $B22_t$: 53-91 cm (21-36 in) C1: 91-102 cm (36-40 in) C2: 102-183 cm (40-72 in)	DrkBrn YBrn Brn Brn Brn Brn DkGrBrn	SiLo SiLo SiLo HSiLo HSiLo HSiLo Silt/Sand	6-12	WD	On lakeplains.
Comments: this soil has a profile described as representative of the series but erosion can be a hazard.						
Fluvaquents, Frequently Flooded,(FL)	This mapping unit consists of alluvial soils and recent alluvial deposits and can range from well to very poorly drained over short distances. As a result, each area must be assessed independently. Slopes typically range from 0 to 8%.					
Madrid gravelly loam, (MgC)	A_p: 0-23 cm (0-9 in) B1: 23-48 cm (9-19 in) BA_2: 48-58 cm (19-23 in) $B2_t$: 58-107 cm (23-42 in) C: 107-188 cm (42-74 in)	Brn-DkBrn Brn RdBrn RdBrn RdBrn	FSaLo FSaLo FSaLo FSaLo HFSaLo	8-15	WD	On the sides of low hills and drumlins or on the sideslopes of drainages.

Comments: this soil has a profile described as representative of the series; however, this mapping unit has a gravelly loam surface layer. Moderate to severe erosion can also be a hazard.						
Palms muck (Pb)	Oa1: 0-20 cm (0-8 in) Oa2: 20-36 cm (8-14 in) Oa3: 36-61 cm (14-24 in) IIC_g: 61-127 cm (24-50 in)	Blk Blk Blk Gr	SapMat SapMat SapMat LtClLo	Level to nearly level.	VPD	Low areas on lakeplains or depressions on till plains.
Comments: this soil has a profile described as representative of the series.						

COLOR/TEXTURE KEY:

Blk-Black	Brn-Brown	Cl-Clay	cm-centimeters	Dk-Dark
F-Fine	Gr-Grayish	Grv-Gravelly	H-Heavy	Lo-Loam
Lt-Light	Rd-reddish	Sa-Sandy	SapMat-Sapric Material	
Si-Silt	Y-Yellowish			

DRAINAGE KEY:

MWD-Moderately Well Drained WD-Well Drained
VPD-Very Poorly Drained

The APE is almost exclusively within a mix of moderately well to well drained soils which formed in glacio-lacustrine and glacial till deposits on uplands and old lake plains. With the exception of a low hill within the southwest corner, all portions of the APE are relatively level. As a result, erosion will have been a minimal hazard. Cultural materials, if present, are therefore expected to be within the upper and central portions of the soil profile: i.e. less than 40 cm (16 inches) below the ground surface. A comparison of the results of the phase IB soil evaluation with the published soil information is provided in the *Results* section.

The only exceptions are the extreme northern edges of the APE which extend into Cut and Fill Land (CFL), very poorly drained muck (Pb) and variably drained alluvium (FL). These northern sections complete the overall project area (Figure 3). The variably drained alluvium is present within the extreme northeast overall project corner and borders both sides of a small stream which drains into Oneida Lake (Figure 3). However, the stream and the majority of its floodplain lie east of the overall project borders. The portion of the APE which extends into this area consists of the built-up portion of the gravel road used to access the east portion of the marina. This area was previously significantly disturbed by both the construction of the marina and the installation of the gravel access road. No new building or construction will take place within this area. As a result, no deep archaeological testing was conducted.

The Cut and Fill Land dominates the not-to-be –disturbed portion of the overall project area which runs north to Oneida Lake from the APE. However, a lobe of this mapping unit also extends south along both sides of Beach Road and covers the western portion of the proposed access road from the western border of the APE to Beach Road. The eastern portion of this access road is mapped with very poorly drained muck (Figure 3). Given these factors, this access road was considered to have a very low potential to contain potentially significant archaeological resources and no further investigations were conducted.

Drainage

The overall project area and APE are drained by Oneida Lake which borders the overall project area to the north. A small stream also runs within the eastern APE portion and drains into the marina. The location and course of this small stream is related to excavation and grading conducted on the property in the 1960s and 70s. Although no wetlands are shown as present within the overall project area on the modern topographic map (Figure 2), a very large wetland track is present to the immediate northwest to the west and south of Beach Road. The phase IB fieldwork was completed in mid-winter and although significant areas of ponded and/or saturated soils were identified during periods of rain and immediately following episodes of thaw, the moderately well to well drained soils drained quickly. As a result, shovel tests were still able to be excavated during periods of warmer weather. When areas of persistent ponding or saturation were encountered, the location was marked on the project field map and shovel tests were completed at a later date. As a result, no portions of the APE outside of the Cut and Fill Land or very poorly drained muck soil mapping units were eliminated on the basis of drainage.

Site File Search

Evaluated site files included the currently available New York State Museum (NYSM) site file records, the currently available OPRHP site file records and the currently available OPRHP previous archaeological survey report files. Available *National Register of Historic Places Building Inventories* were also evaluated to identify both National Register Listed (NRL) and National Register Eligible (NRE) structures within or adjacent to the current project area. Historic map evaluation included the 1852 *Map of Onondaga County*, the 1860 *Map of Onondaga County*, the 1874 *Map of Onondaga County*, the 1898 Syracuse quadrangle, and the 1944 Cicero quadrangle. A drawing of the David Hoyt farmstead showing the overall project area as cow pasture has also been included as Figure 9. The file search also included an evaluation of any pre-EuroAmerican contact sites documented by early investigators of the region, such as Beauchamp (1900) and Parker (1922), as well as an evaluation of the Town of Cicero and Onondaga County histories for information relevant to the current project. These data were then combined with the results of the natural and environmental setting review in order to construct a regionally specific archaeological sensitivity assessment for the current project area. The results of this file search are presented below.

Previously Recorded Archaeological Sites

A review of the currently available site files indicated that no pre-contact or historic archaeological sites have yet been recorded either within or adjacent to the overall project area or current APE and no historic archaeological sites have yet been recorded within one mile. However, at least one pre-contact site has been recorded in the OPRHP records within this same interval. Beauchamp (1900) and Parker (1922) also show two additional pre-contact sites within the overall area. None of these pre-recorded sites have yet been determined *National Register Eligible* and none are *National Register Listed*. Each pre-recorded archaeological site is summarized in Table 2 and discussed in more detail below.

Table 2:
Pre-recorded Archaeological Sites Reported within the Vicinity of the Project Area

NYS OPRHP Site #	Additional Site #s and/or Names	Dist./Direction (meters/feet)*	Time Period	Site Type
A06702.000081	Justelle Estates Prehistoric Site	305 meters; 1,000 feet; E	Late Archaic (3,000 – 1,000 B.P.)	camp
---	WB ONON #34; ACP ONON #75	unknown; within Lots 32 and 33	indeterminate pre-contact	camps
---	WB ONON #36; ACP ONON #78	unknown; E	indeterminate pre-contact	camps

*Minimum distance provided. ACP = Arthur C. Parker WB = William Beauchamp

Pre-contact Archaeological Sites

OPRHP Site #A06702.000081

OPRHP Site #A06702.000081 is shown to the east of the APE to the east of Shellman Drive. This site was recorded in February of 1998 by Pratt and Pratt Archaeological Consultants, Inc. Recovered cultural materials consisted of an indeterminate number of flakes, fire-cracked rock, charcoal and a possible hearth or roasting area. Although no diagnostic materials were reported as recovered during the phase I, one Sylvan Stemmed, one Brewerton Side-notched, and one Normanskill point were reported as recovered during phase II. Additional cultural materials included flakes, scrapers, an anvil stone, chopper, knives, calcined bone and fire-cracked rock. Phase III data recovery excavations were recommended but no formal National Register determination form was identified. In addition, no record or report of this site beyond the state site form could be found in the OPRHP records. It is therefore unclear if phase III investigations were conducted. Given its proximity to Parker Site #75 it is highly likely that this represents the same resource. Although further study of this resource is therefore highly likely to produce additional information significant to our understanding of the history of the region, as this site is beyond the current project borders, no related archaeological deposits or features should be impacted. As a result, no archaeological investigations of this site as related to the current project were conducted.

William Beauchamp Onondaga County Site #34

This site was first recorded by Beauchamp as his Onondaga County Site #34 and consisted of "small camps on lots 32 and 33, Cicero about South Bay on Oneida lake, and another farther east on the Eastwood farm lot 46" (Beauchamp 1900: 117). Parker's description is identical but he identifies this resource as Onondaga County Site #75 (Parker 1922: Plate 196, p. 646). A review of the 1860 and 1874 maps (figures 5 and 6) show that the current project area is within Lot 32 and that Lot 33 lies adjacent to the east. The Justelle Prehistoric Site discussed above is within the eastern portion of Lot 32 near its border with Lot 33 and most likely represents a component of this resource. Two residences belonging to an N.P and S.A. Eastwood, respectively, are also shown along the north side of Lakeshore Road within the northeast portion of Lot 33 near its border with Lot 46. No further information was available. Given the broad description of these camps as lying somewhere within lots 32 and 33 it is possible that one of these camps is within or adjacent to the current project area. Both Beauchamp and Parker recorded similar general camp areas throughout New York State and used them to represent zones where scattered cultural remains could often be found. Given that the current APE lies within one of these generalized areas, there is a potential for associated archaeological materials to be present. At least one related camp site (the Justelle Prehistoric Site) has already been recorded to the east. As a result, further archaeological investigations related to the current project were conducted.

William Beauchamp Onondaga County Site #36

This site was first recorded by Beauchamp as a portion of his Onondaga County Site #36 and consisted of "small camps, as on the islands in Cicero swamp and on Frenchman's and Dunham's islands in Oneida lake" (Beauchamp 1900: 117). Parker's description is identical but he identifies this resource as Onondaga County Site #78 (Parker 1922: Plate 196, p. 646). This site lies to the east of the sites discussed above. No further information was available. Although further study of this resource is highly likely to produce additional information significant to our understanding of the history of the region, as this site is well beyond the current project borders, no related archaeological deposits should be impacted. As a result, no archaeological investigations of this site as related to the current project were conducted.

Previous Professional Archaeological Investigations

A review of the available survey files indicated that the current project area has never been the subject of professional archaeological investigations and no professional investigations have yet been conducted near or adjacent to the current APE. However, at least two full phase I surveys have previously been conducted within approximately one mile. Although a report copy could not be identified, phase I and II investigations were also conducted to the east of the current project area by Pratt and Pratt Archaeological Consultants. These surveys resulted in the identification of the Justelle Prehistoric Site discussed above. The first survey was conducted to the southwest of the current project area at and extending beyond the one mile evaluation interval by the Environmental Collaborative and consisted of a phase I evaluation of the proposed John's Landing Extension project (Reuter 2001). However, no cultural materials were identified and no further archaeological investigations were conducted. The second survey was conducted to the northwest of the current project area by Hartgen Archaeological Associates, Inc. and consisted of a phase I evaluation of the Leon's Cottages Lot Development project site (Hartgen 2004). However, no cultural materials were identified and no further archaeological investigations were conducted.

Pre-contact Sensitivity Assessment

The review of archaeological sites indicated that no pre-contact archaeological sites have yet been definitely recorded within or adjacent to the current project area on the state records. However, both Beauchamp and Parker indicate that camps are present within lots 32 and 33. The current project area is within Lot 32. Consistent with these descriptions, the Justelle Prehistoric Site was identified to the east of the current project area near the border between lots 32 and 33. Phase II test excavations indicated that this site consisted of a Late Archaic camp. Additional camps were recorded further to the east within Lot 46. Although they are beyond the one mile interval evaluated for this project, two additional pre-contact sites have also been recorded to the northwest along the large ridge within the swamp. As a result, it is highly likely that the current project area represents part of the resource extraction sphere utilized during the habitation of the camp sites centered along the shores of Oneida Lake. Although the procurement of floral and faunal resources does not always produce a visible archaeological trace,



Figure 4. Location of the project area as shown on a portion of the 1852 *Map of Onondaga County*.



Figure 5. Location of the project area as shown on a portion of the 1860 *Map of Onondaga County*.



Figure 6. Location of the project area as shown on a portion of the 1874 *Map of Onondaga County*.

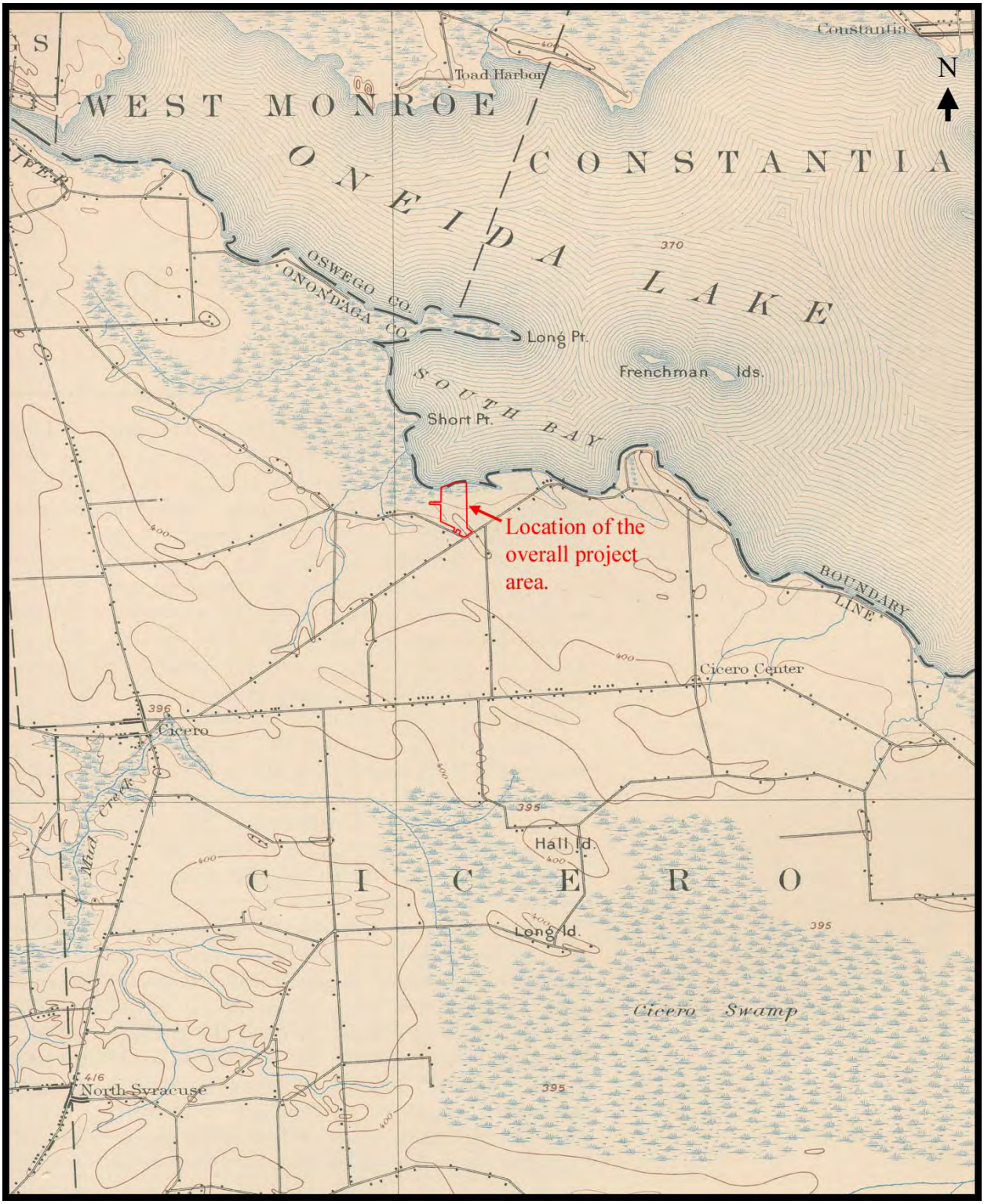


Figure 7. Location of the project area as shown on a portion of the 1898 Syracuse, New York quadrangle.



Figure 8. Location of the project area as shown on a portion of the 1944 Cicero, New York quadrangle.

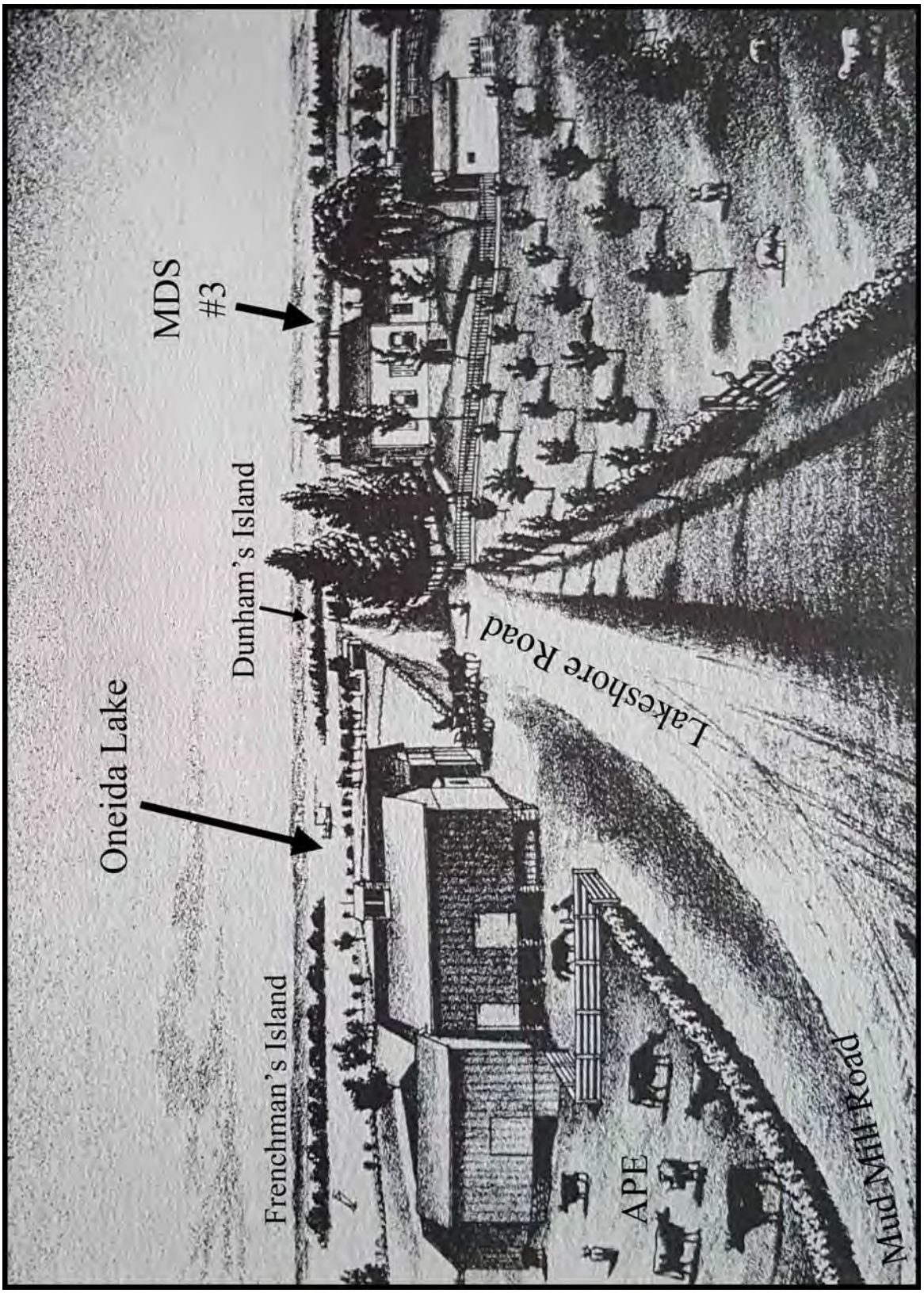


Figure 9. A drawing identified in the county history (Clayton 1878: 344-345) showing the Hoyt Farmstead.

there is a potential for similar activities which transcended this threshold to have taken place within the current project boundaries. As a result, the current APE was considered to have a moderate to high potential to contain previously unidentified pre-contact sites.

National Register Listed and Eligible Properties

A review of the available *National Register of Historic Places Building Inventories* indicated that no National Register Listed (NRL) or National Register Eligible (NRE) resources are present within or closely adjacent to the current APE. Although the residential home within the southeast corner of the current project area is included on the *Building and Structures Inventory List* (A06702.000142) it was determined to be ineligible. Two additional residential structures further to the west of the current project area along Mud Mill Road (A06702.000087 and A06702.000112) were also determined to be ineligible. As a result, no NRL, NRE or listed resources will be impacted by the proposed project.

Map-documented Historic Structures

The review of available historic maps (figures 4 through 9) indicated that no map-documented structures (MDS) are shown within the overall project area from 1852 until 1944. However, one residential MDS (MDS #1) is shown as roughly adjacent the southwest corner in 1852 (Figure 4). This MDS is shown as no longer extant from 1860 onward. The historic map review also indicated that three additional residential MDS are present to the southwest and southeast along Mud Mill and Lakeshore roads in close proximity. A fourth MDS is shown to the northeast of the northeast project corner. All of these resources are discussed in the narrative below and listed in Table 3. Their locations are also shown on figures 3 and 12. By the time of the current investigation, only MDS #3 and MDS #5 were still extant. However, a private residence which could be MDS #2 was also noted.

The first (MDS #1) is shown to the southwest of the APE along the north side of Mud Mill Road. This MDS is only shown as extant in 1852 (Figure 4) and is identified as the D. Shepherd residence. This MDS is missing from all subsequent historic maps. At the time of the current evaluation, the location of this MDS was occupied by modern private residential houses. MDS #2 is shown to the southwest of the APE along the south side of Mud Mill Road and is identified as a school house in 1852 (Figure 4), as School House #4 in 1860 (Figure 5), and as a school in 1874 (Figure 6). It is unclear from the 1898 map (Figure 7) if this MDS is still extant, but the South Bay School is shown in this general location in 1944 (Figure 8). The modern topographic map (Figure 2) also shows a structure near this general location. At the time of the current evaluation a private residence which may represent the converted school house was still extant. MDS #3 is shown to the southeast of the APE along the south side of Lakeshore Road just to the east of its intersection with Mud Mill Road. It is identified as the D.H. Hoyt residence from 1852 until 1874 (figures 4 to 6). An unnamed structure is still shown at this location on the 1898 and 1944 maps (figures 7 and 8) as well as on the modern topographic map (Figure 2). At the time of the current evaluation a private historic residence was still extant at this location. Informal interviews with the current owner of the project area indicated that this area was originally part of this farmstead.

MDS #4 is shown to the southwest of the APE along the south side of Mud Mill Road just to the west of MDS #2. It is identified as the H. Shephard residence from 1860 until 1874 (figures 5 to 6). Although an unnamed structure is still shown at this location on the 1898 map (Figure 7) it is unclear whether or not this structure represents the school house or the Shephard residence. However, the South Bay School is shown near this location in 1944 (Figure 8) so it is likely that this MDS was removed sometime between 1874 and 1944 (Figure 8). At the time of the current evaluation a modern private residence was present at this location. MDS #5 is shown to the northeast of the APE from 1944 onward (figures 8 and 2). At the time of the current evaluation, a private modern residence was still present at this location.

Table 3. Map-Documented Structures Adjacent the APE

MDS #	*1852*	*1860*	*1874*	*1898*	*1944*	*1978*
1	D. Shepherd	---	---	---	---	---
2	School	School #4	School	untitled?	South Bay School	untitled
3	D.H. Hoyt	D.H. Hoyt	D.H. Hoyt	untitled	untitled	untitled

4	---	H. Shephard	H. Shephard	untitled?	---	---
5	---	---	---	---	untitled	untitled

As a result, it appears that the current APE was either vacant or agricultural land from at least 1852 until its development as a marina in the mid-20th century. Informal interviews conducted with the current property owner indicated that the project area was originally a part of the Hoyt farmstead (MDS #3) and at the beginning of the 20th century was being used as a cow pasture. A drawing identified in the county history (Clayton 1878: 344-345) shows the Hoyt farmhouse (MDS #3) as well as a cow pasture within the location of the current project area.

Historic Sensitivity Assessment

A review of the available historic literature indicated that Cicero was originally a part of Township #6 of the Military Tract and was originally a part of the Town of Lysander. The Town of Cicero was established in 1807 and included Clay. However, the Town of Clay was separated off in 1827. In regards to the current project area, MDS #3 was the private residence David H. Hoyt, a descendent of Simon Hoyt who settled in Massachusetts in 1628. David H. Hoyt was a member of the sixth generation of the Hoyt family and was born on April 28th, 1813. He moved to the Town of Cicero in 1836 and he and his brother, Jacob, purchased 136 acres of land. He married Caroline Andrews on October 5th, 1843 and they raised ten children. He was pre-deceased by his wife on March 22nd, 1877 (Clayton 1878: 337-344). A pencil drawing looking northeast at the Hoyt farmstead is provided as Figure 9. It shows two large barns across from the main house and a cow pasture to the west. Frenchman's and Dunham's islands can also be seen in the background. The two barns are within areas covered by private modern houses. The location of the cow pasture is consistent with the information provided by the current property owner.

This review therefore indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. At this time it was converted into a marina. The potential for previously unidentified historic archaeological deposits to be present within the APE was therefore considered to be moderate. If present, these deposits would most likely be associated with 19th to early 20th century refuse discarded during agricultural activities.

Archaeological Survey Methodology

All aspects of the phase IB field evaluation of the proposed Lakeshore at Loso project site were conducted by and under the direct supervision of Nikki A. Waters, M.A., Principal Investigator. Field crew consisted of Reda A. Korkor. Fieldwork was completed on December 24th, 2017 and January 20th, 21st, 22nd, 27th, 28th, and 29th, 2018. Project photography was conducted during fieldwork. Conditions at the time of the phase IB field investigation were clear and cold with highs averaging in the 40s. Field excavations were shortened on January 22nd and 27th due to rain. However, no significant fieldtime was lost due to adverse weather or field conditions.

All aspects of this evaluation were conducted in accordance with the New York Archaeological Council's *Standards for Cultural Resource Investigations* (1994) as adopted and required by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), as well as to *the Phase I Archaeological Report Format Requirements* as published and required by the OPRHP (2005; revised 2013). The specific field methodology employed is discussed in more detail below.

Surface Inspection

A non-systematic pedestrian survey was first conducted in order to gather data relevant to 1) assessing the nature and extent of the previous disturbance, 2) gather data relevant to formulating an effective systematic subsurface testing strategy, and 3) identify any obvious surface indications of pre-contact and/or historic archaeological materials and/or features prior to the initiation of more intensive investigations. Optimal locations for shovel test transects, based upon their potential to provide the widest possible sample set, were also selected. The surface inspection was conducted when snow cover was minimal or absent. All final shovel test locations were recorded on the project map (Figure 12).

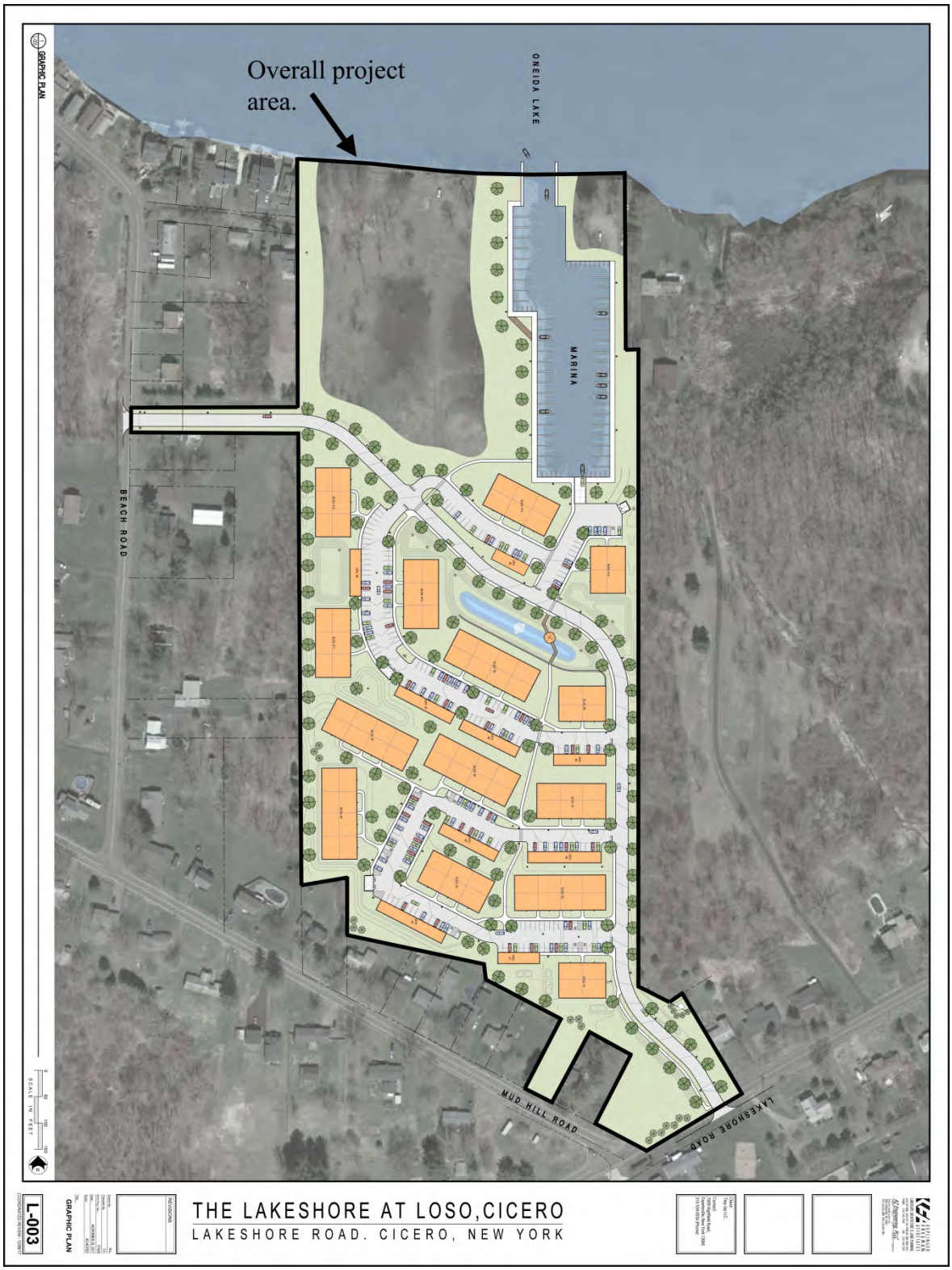


Figure 10. Location of the overall project area (Adapted from a base map provided by Keplinger and Freeman Associates).

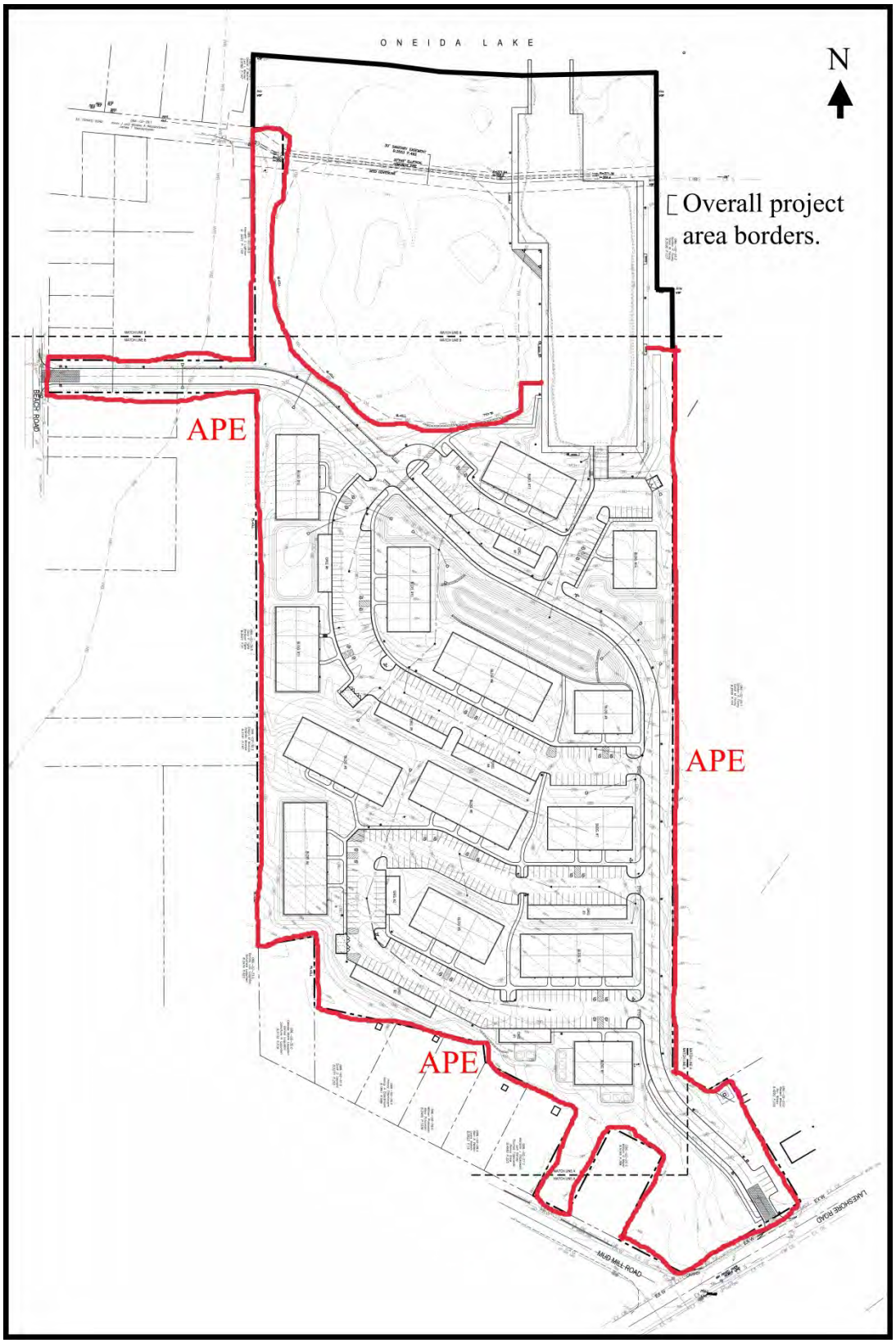


Figure 11. Location of the overall project area, APE and all proposed project improvements (Adapted from a base map provided by Keplinger and Freeman Associates).

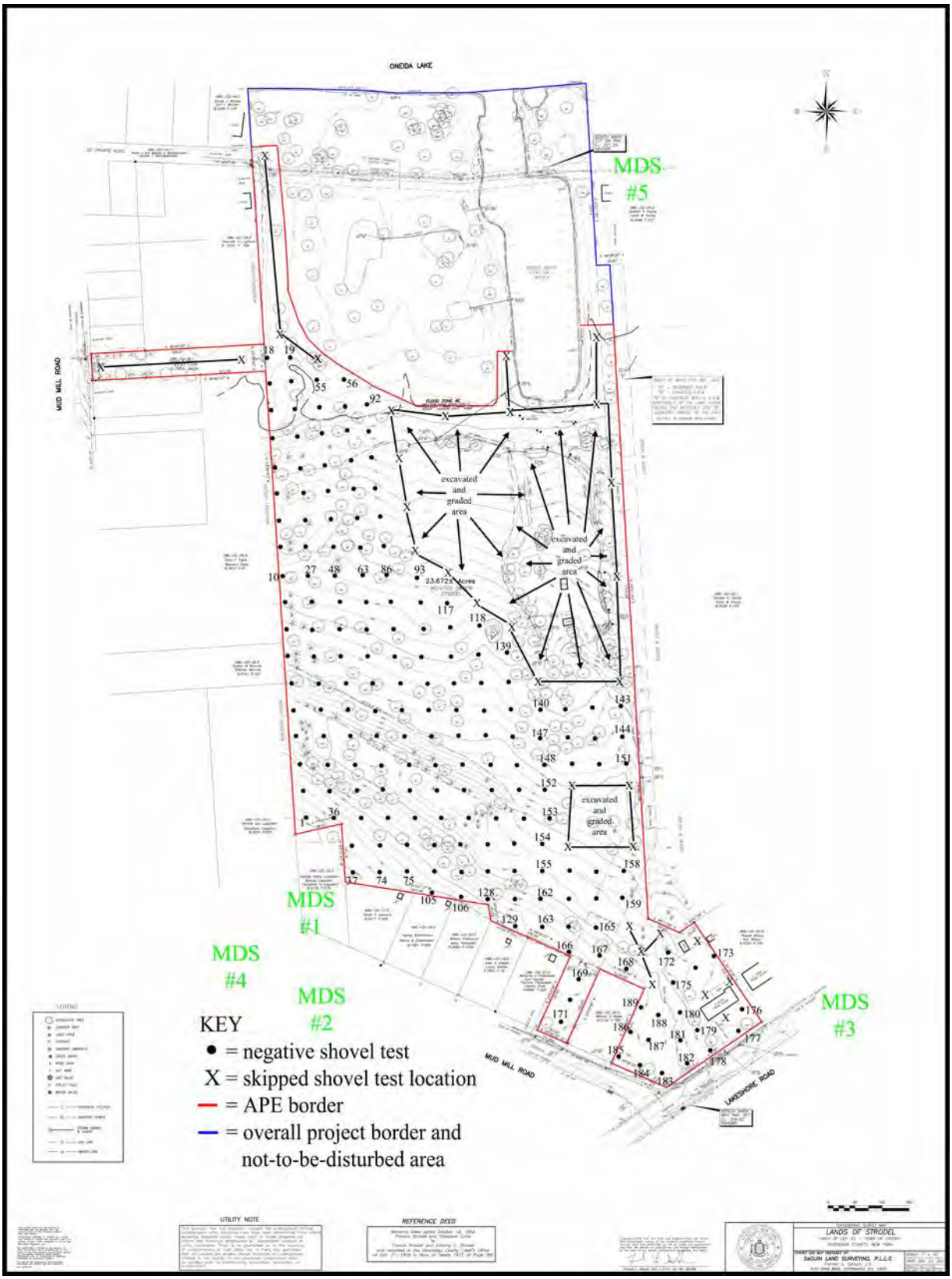


Figure 12. Location of all subsurface testing within the APE (Adapted from a base map provided by Keplinger and Freeman Associates). The locations of all MDS from Table 3 are shown in green.

If cultural materials had been identified, a pin flag would have been placed at each findspot until the full distribution of the surface scatter could be identified. All artifact findspots would then have been recorded on the project map and the materials bagged by pin flag and GPS coordinates. Radial shovel tests would then have been excavated in the area surrounding each positive findspot in order to further evaluate the soil stratigraphy and assess the potential for additional and/or buried cultural materials and/or features to be present. The specific shovel test methodology is described in detail below.

Subsurface Inspection

Given that the available ground surface visibility throughout the APE was less than 5%, no surface indications of pre-contact and/or historic archaeological sites were identified during the non-systematic surface inspection, significant previous disturbance related to excavation and grading was identified related to the marina and storage area, and no archaeological sites were found to be definitively documented within or adjacent to this area, only a standard, subsurface investigation was conducted (Appendix B).

This investigation involved the hand excavation of shovel tests at no greater than 15 meter (50 foot) intervals across all portions of the APE not currently covered by existing structures, within areas of very poorly drained muck soils, Cut and Fill Land, or within areas showing surface indications of significant previous excavation and grading. All shovel tests were a minimum of 30 cm (12 inches) in diameter, excavated a minimum of one cubic foot of soil, and were continued into undisturbed or non-artifact bearing subsoil. All excavated soils were then screened through 6mm (1/4 inch) mesh hardware cloth. The exposed soil profile was then visually examined to aid in the identification of cultural features, deposits and/or buried cultural horizons. If cultural materials had been identified, the recovered artifacts would have been bagged by shovel test location and relative depth below surface. Eight radial shovel tests would then have been excavated in each of the cardinal and subcardinal directions at 3 and 7.5 meter (10 and 25 foot) intervals, respectively. If indications of cultural features had been noted, the relevant portion of the shovel test would have been profiled, the exposed feature described and documented, and then covered with plastic prior to backfilling. Additional radial shovel tests, as described above, would then have been excavated. All positive shovel test locations would have been recorded on the project map (Figure 12). A detailed soil profile, including Munsell color and soil texture analyses, was obtained for each excavated probe. Upon completion of each investigation, all shovel tests were backfilled and their location recorded on the project map (Figure 12).

Additional Excavation

The extreme northeast edge of the APE is mapped within variably drained alluvium (FL) (Figure 3). This soil is present within the extreme northeast overall project corner and borders both sides of a small stream which drains into Oneida Lake (Figure 3). However, the stream and the majority of its floodplain lie east of the overall project borders. The portion of the APE which extends into this area consists of the built-up portion of the gravel road used to access the east portion of the marina. This area was previously significantly disturbed by both the construction of the marina and the installation of the gravel access road. No new building or construction will take place within this area. As a result, no deep archaeological testing was conducted.

Archaeological Phase IB Survey Results

Summary of the Background and Literature Review

The background and literature review indicated that no pre-contact archaeological sites have yet been definitely recorded within or adjacent to the current project area on the state records. However, both Beauchamp and Parker indicate that camps are present within lots 32 and 33. The current project area is within Lot 32. Consistent with these descriptions, the Justelle Prehistoric Site was identified to the east of the current project area near the border between lots 32 and 33. Phase II test excavations indicated that this site consisted of a Late Archaic camp. Additional camps were recorded further to the east by Beauchamp and Parker within Lot 46. Although they are beyond the one mile interval evaluated for this project, two additional pre-contact sites have been recorded to the northwest along the large ridge within the swamp. As a result, it is highly likely that the current project area represents part of the resource extraction sphere utilized during the habitation of the camp sites centered along the shores of Oneida Lake. Although the procurement of floral and faunal resources does not always produce a visible

archaeological trace, there is a potential for similar activities which transcended this threshold to have taken place within the current project boundaries. As a result, the current APE was considered to have a moderate to high potential to contain previously unidentified pre-contact sites.

This review also indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. At this time it was converted into a marina. The potential for previously unidentified historic archaeological deposits to be present within the APE was therefore considered to be moderate. If present, these deposits would most likely be associated with 19th to early 20th century refuse discarded during agricultural activities.

Summary of the Surface Inspection

The non-systematic pedestrian survey confirmed that the proposed Lakeshore at Loso project site lies to the north of the intersection between Lakeshore and Mud Mill roads. It is bordered to the south and west by existing residential properties, to the north by Oneida Lake and to the east by scrub woodland. An existing residential house constructed in the 1960s is within the southeast project corner and a 100-slip marina lies within the northeast overall project corner. Existing garage and storage buildings border the marina to the south. A gravel access road runs from Lakeshore Road north adjacent and within the eastern overall project border, and additional gravel access roads cross the property. The APE is dominated by a mix of maintained grass and isolated standing woodland. A floodplain is present within the northern portion of the property to the west of the marina and extends south from Oneida Lake; however, this area will not be disturbed by any project construction and is therefore not included in the APE. A small stream also runs through the east-central project portion and is related to the original construction of the marina. The marina and a storage area to the south were excavated in the 1970s and therefore represent areas of previous significant disturbance. Ground surface visibility adjacent this area to the west was also sufficient to identify the presence of B_tC deposits mixed with gravel on the surface. As a result, these areas were also determined to be previously significantly disturbed and were not included in the shovel test evaluation. Given that the phase I investigation was conducted in early to mid-winter, significant portions of the APE were also sporadically within ponded or saturated soils. As a result, shovel test intervals were either adjusted slightly to accommodate drier areas or excavated and documented quickly before they filled with water. Persistently ponded areas were marked in the project field map and shovel tests were completed once the soils had dried out. As a result, only those portions of the APE within the stream or within very poorly drained muck were eliminated from the phase IB investigation on the basis of drainage.

Summary of the Subsurface Investigations

A total of 189 standard interval (50 feet/15 meter) shovel tests were excavated across the previously undisturbed portions of the APE (Figure 12). With the exception of the excavated and graded areas within the east-central project portions and the access road to Beach Road within cut and fill soils, all undisturbed portions of the APE were shovel tested. All previously disturbed areas were related to the construction of the marina and private residence in the 1960s and 1970s. Minor alterations to the survey interval were also used to avoid saturated or ponded soils; however, when this was not possible, ponded shovel test locations were noted and completed at a later date. All shovel tests produced soils consistent with the mapped profiles of the region (Hutton and Rice 1977: pp. 39-40, 46-47, 50-51, 53, 74 -76 and 93; Web Soil Survey Map; Figure 3).

A typical profile consisted of a dark brown, silt loam to firm silt loam to fine sandy loam A-horizon. The average depth was 12 cm (5 inches) below the current surface. The shallowest soils were identified near the borders of the previously excavated area as well as within the yard of the existing private residence. The sandier soils were identified within the small hill within the southern project portion. The B-horizon soils consisted of a brown to dark yellowish brown, silt loam to firm silt loam to fine sandy loam. Depth of excavation within the subsoil ranged from 19 to 37 cm (7 to 15 inches) below the current surface. No cultural materials or indications of cultural features were recovered from any of the shovel tests excavated within the APE. As a result, no further archaeological investigations were conducted.

Conclusions and Recommendations

In response to a request from Keplinger Freeman Associates, LLC, Alliance Archaeological Services has completed a phase IA archaeological background and literature review and phase IB archaeological field reconnaissance of the proposed Lakeshore at Loso project in Cicero, Onondaga County, New York (OPRHP # 17PR08380).

Although the cultural background review indicated that the APE had the potential to contain previously unidentified pre-contact and/or historic archaeological sites, no cultural materials or cultural features were identified during the phase IB field investigation. As a result, the APE does not appear to have been the focus of any pre-contact or historic activities which could have left an archaeological trace. As a result, cultural resource clearance for the proposed Lakeshore at Loso project site is recommended.

This recommendation is made with the understanding that if the APE boundaries should change, additional archaeological investigations may be required. As such, this recommendation is only valid for the APE boundaries as documented in this report (Figure 11). This recommendation of cultural resource clearance is also made with the understanding that if any archaeological materials, human remains or associated mortuary goods are uncovered during construction or earth-moving activities within the APE, work within the area will immediately cease and the OPRHP will be notified.

References Cited

Beauchamp, William
1900 *The Aboriginal Occupation of New York.* New York State Museum, Bulletin 32, Vol. 7. Albany, New York.

Clayton, W.W.
1878 *History of Onondaga County, New York.* D. Mason & Co., Publishers. Syracuse, New York.

Dawson, A.R.Z.
1860 *Map of Onondaga County, New York*. Philadelphia, Pennsylvania.

Fagan, L.
1852 *Map of Onondaga County, New York*. E.H. Babcock & Co. Syracuse, New York.

Hartgen Archaeological Associates, Inc.
2004 *Phase IA Literature Review Archaeological Sensitivity Assessment and Phase IB Archaeological Field Investigation, Leon's Cottages Lot Development, Town of Cicero, Onondaga County, New York.* Report prepared by Hartgen Archaeological Associates, Inc. Rensselaer, New York.

Hutton, Frank Z. and C. Erwin Rice
1977 *Soil Survey of Onondaga County, New York*. United States Department of the Agriculture, Soil Conservation Service, in cooperation with Cornell University Agricultural Experiment Station.

New York State Museum
2018 Site file records on file at the New York State Office of Parks, Recreation and Historic Preservation.

Office of Parks, Recreation and Historic Preservation
2018 Site and previous archaeological survey file records.

Parker, Arthur
1922 *The Archaeological History of New York*. New York State Museum. Albany, New York.

Reuter, Barbara C.
2001 *Revised Report, John's Landing Extension, Stage IB Archaeological Survey Report, Town of Cicero, Onondaga County, New York.* Revised report prepared by The Environmental Collaborative. Fayetteville, New York.

Sweet, Homer D.L.
1874 *New Atlas of Onondaga County, New York.* Walker Bros. & Co. New York, New York.

U.S. Geological Survey
1898 Syracuse, New York quadrangle map. Department of the Interior.

1944 Cicero, New York quadrangle map. Department of the Interior.

Appendix A: Photographs of the Project Area

LIST OF PHOTOGRAPHS

Photograph 1. Looking southwest along Lakeshore Road from the southeast project corner 1
Photograph 2. Looking northwest from Lakeshore Road across the southeast project corner 1
Photograph 3. Looking northwest at the yard of the private home within the southeast project corner..... 2
Photograph 4. Looking southeast along Lakeshore Road from the southeast project corner 2
Photograph 5. Looking west from the access road along the southern project border 3
Photograph 6. Looking north along the access road leading from Lakeshore Road 3
Photograph 7. Looking east across the rear yard of the private home within the southeast project corner ... 4
Photograph 8. Looking north along the access road along the eastern project border..... 4
Photograph 9. Looking southeast across the yard of the private home within the southeast project corner.. 5
Photograph 10. Looking south across the yard of the private home within the southeast project corner..... 5
Photograph 11. Looking south across the yard of the private home along the access road 6
Photograph 12. Looking southeast across the southeast project portion 6
Photograph 13. Looking south across the southeast project portion..... 7
Photograph 14. Looking west across the southeast project portion..... 7
Photograph 15. Looking northwest along the gravel road within the southeast project portion..... 8
Photograph 16. Looking northwest across the southern project portion..... 8
Photograph 17. Looking north across the eastern project portion 9
Photograph 18. Looking east across the southeast project portion..... 9
Photograph 19. Looking southwest across the access road within the southeast project portion 10
Photograph 20. Looking north along the western project border from the southwest project portion.....10
Photograph 21. Looking northeast across the southern project portion.....11
Photograph 22. Looking east across the southern project portion from the southwest project portion 11
Photograph 23. Looking east across the southern project portion from the southwest project portion 12
Photograph 24. Looking south along the western project border at the southwest project portion 12
Photograph 25. Looking west along the access road within the northwest project portion.....13
Photograph 26. Looking north along the western project border at the northwest project portion.....13
Photograph 27. Looking northeast across the northwest project portion.....14
Photograph 28. Looking east across the northwest project portion from the northwest project portion 14
Photograph 29. Looking east across the northwest project portion from the northwest project portion 15
Photograph 30. Looking southeast across the northwest project portion 15
Photograph 31. Looking south along the western project border from the northwest project portion.....16
Photograph 32. Looking north along the western project border from the northwest project portion.....16
Photograph 33. Looking south along the western project border from the northwest project portion.....17
Photograph 34. Looking west along the existing sewer line within the northern project portion.....17
Photograph 35. Looking southwest across the northern project portion.....18
Photograph 36. Looking south across the northern project portion from the northern project portion. 18
Photograph 37. Looking southeast across the northern project portion.....19
Photograph 38. Looking east along the existing sewer line within the northern project portion.....19
Photograph 39. Looking west along the existing sewer line within the northern project portion.....20
Photograph 40. Looking east along the existing sewer line within the northern project portion.....20
Photograph 41. Looking south across the northern project portion from the northern project portion 21
Photograph 42. Looking east across the northern project portion from the northern project portion.....21
Photograph 43. Looking northeast across the northern project portion. 22
Photograph 44. Looking southeast across the northeast project portion.....22
Photograph 45. Looking northeast across the marina within the northeast project portion.....23
Photograph 46. Looking north along the access road within the northeast project portion.....23
Photograph 47. Looking west across the northeast project portion from the northeast project portion.....24
Photograph 48. Looking east across the graded and excavated area 24
Photograph 49. Looking south along the gravel road within the graded and excavated area 25
Photograph 50. Looking southwest across the graded and excavated area.....25
Photograph 51. Looking west across the graded and excavated area. 26
Photograph 52. Looking north along the access road within the northeast project portion 26
Photograph 53. Looking west across the graded and excavated area 27
Photograph 54. Looking south along the access road within the northeast project portion. 27

Photograph 55. Looking at an example of the B_tC soils within the graded and excavated area.....28
Photograph 56. Looking southeast across the graded and excavated area.....28
Photograph 57. Looking east across the graded and excavated area.....29
Photograph 58. Looking northeast across the graded and excavated area.....29
Photograph 59. Looking northeast across the graded and excavated area.....30
Photograph 60. Looking north across the graded and excavated area.....30
Photograph 61. Looking northwest across the northwest project portion.....31
Photograph 62. Looking west across the northwest project portion.....31
Photograph 63. Looking southwest across the east central project portion.....32
Photograph 64. Looking southwest across the east central project portion.....32
Photograph 65. Looking north across the graded and excavated area.....33
Photograph 66. Looking northeast across the graded and excavated area.....33
Photograph 67. Looking east across the graded and excavated area.....34
Photograph 68. Looking southeast across the graded and excavated area.....34
Photograph 69. Looking southeast across the graded and excavated area.....35
Photograph 70. Looking south across the graded and excavated area.....35

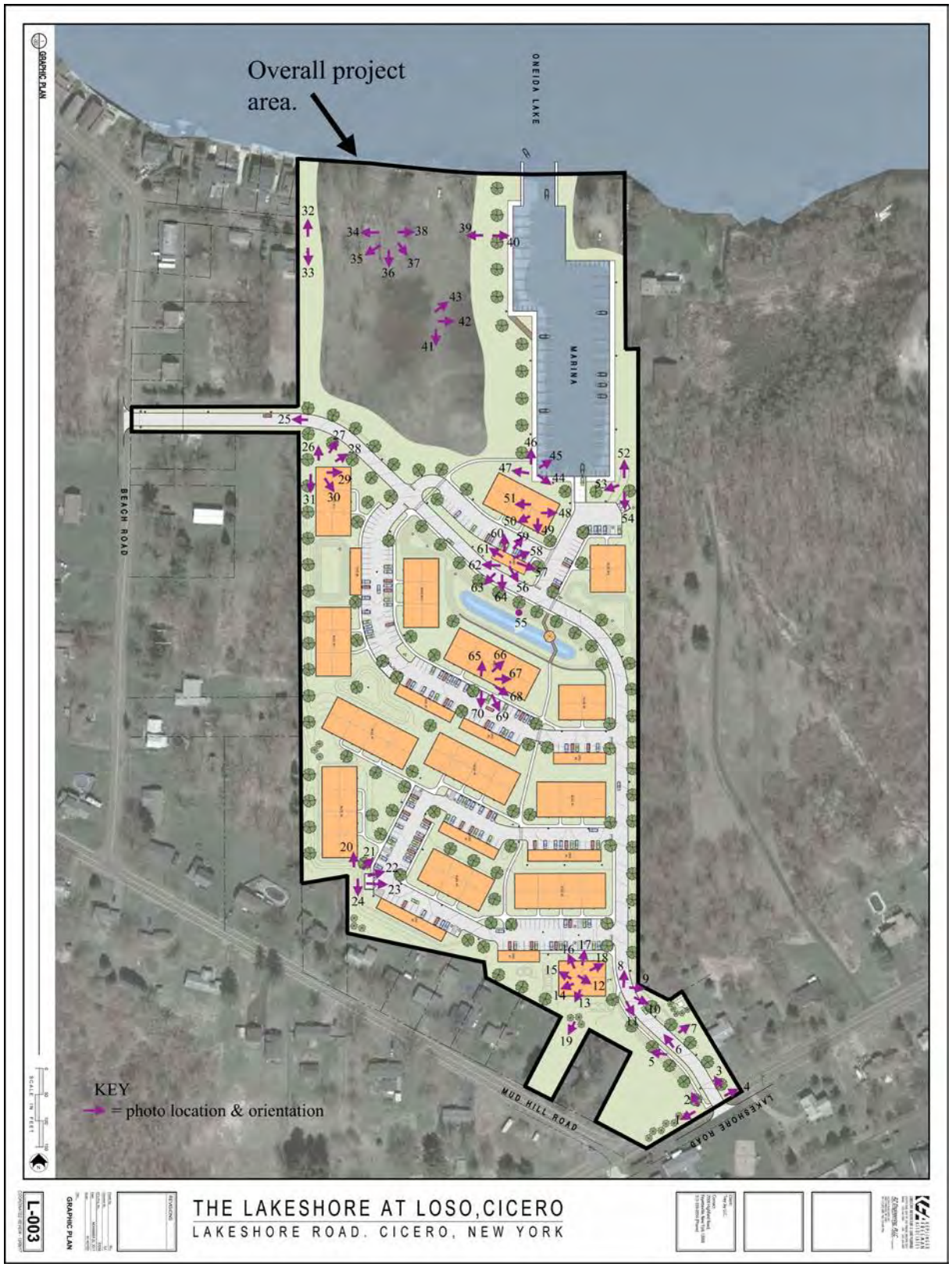


Figure 13. Location and orientation of all project photographs (Adapted from a base map provided by Keplinger and Freeman Associates).



Photograph 1. Looking southwest along Lakeshore Road from the southeast project corner.



Photograph 2. Looking northwest from Lakeshore Road across the southeast project corner.



Photograph 3. Looking northwest at the yard of the private home within the southeast project corner.



Photograph 4. Looking southeast along Lakeshore Road from the southeast project corner.



Photograph 5. Looking west from the access road along the southern project border.



Photograph 6. Looking north along the access road leading from Lakeshore Road.



Photograph 7. Looking east across the rear yard of the private home within the southeast project corner.



Photograph 8. Looking north along the access road along the eastern project border.



Photograph 9. Looking southeast across the rear yard of the private home within the southeast project corner.



Photograph 10. Looking south across the rear yard of the private home within the southeast project corner.



Photograph 11. Looking south across the rear yard of the private home along the access road to Lakeshore Road.



Photograph 12. Looking southeast across the southeast project portion.



Photograph 13. Looking south across the southeast project portion.



Photograph 14. Looking west across the southeast project portion.



Photograph 15. Looking northwest along the gravel road within the southeast project portion.



Photograph 16. Looking northwest across the southern project portion.



Photograph 17. Looking north across the eastern project portion.



Photograph 18. Looking east across the southeast project portion.



Photograph 19. Looking southwest across the access road to Mud Mill Road within the southeast project portion.



Photograph 20. Looking north along the western project border from the southwest project portion.



Photograph 21. Looking northeast across the southern project portion from the southwest project portion.



Photograph 22. Looking east across the southern project portion from the southwest project portion.



Photograph 23. Looking east across the southern project portion from the southwest project portion.



Photograph 24. Looking south along the western project border at the southwest project portion.



Photograph 25. Looking west along the access road to Beach Road within the northwest project portion.



Photograph 26. Looking north along the western project border at the northwest project portion.



Photograph 27. Looking northeast across the northwest project portion from the northwest project portion.



Photograph 28. Looking east across the northwest project portion from the northwest project portion.



Photograph 29. Looking east across the northwest project portion from the northwest project portion.



Photograph 30. Looking southeast across the northwest project portion from the northwest project portion.



Photograph 31. Looking south along the western project border from the northwest project portion.



Photograph 32. Looking north along the western project border from the northwest project portion.



Photograph 33. Looking south along the western project border from the northwest project portion.



Photograph 34. Looking west along the existing sewer line within the northern project portion.



Photograph 35. Looking southwest across the northern project portion from the northern project portion.



Photograph 36. Looking south across the northern project portion from the northern project portion.



Photograph 37. Looking southeast across the northern project portion from the northern project portion.



Photograph 38. Looking east along the existing sewer line within the northern project portion.



Photograph 39. Looking west along the existing sewer line within the northern project portion.



Photograph 40. Looking east along the existing sewer line within the northern project portion.



Photograph 41. Looking south across the northern project portion from the northern project portion.



Photograph 42. Looking east across the northern project portion from the northern project portion.



Photograph 43. Looking northeast across the northern project portion from the northern project portion.



Photograph 44. Looking southeast across the northeast project portion from the northeast project portion.



Photograph 45. Looking northeast across the marina within the northeast project portion.



Photograph 46. Looking north along the access road within the northeast project portion.



Photograph 47. Looking west across the northeast project portion from the northeast project portion.



Photograph 48. Looking east across the graded and excavated area within the east central project portion.



Photograph 49. Looking south along the gravel road within the graded and excavated area within the east central project portion.



Photograph 50. Looking southwest across the graded and excavated area within the east central project portion.



Photograph 51. Looking west across the graded and excavated area within the east central project portion.



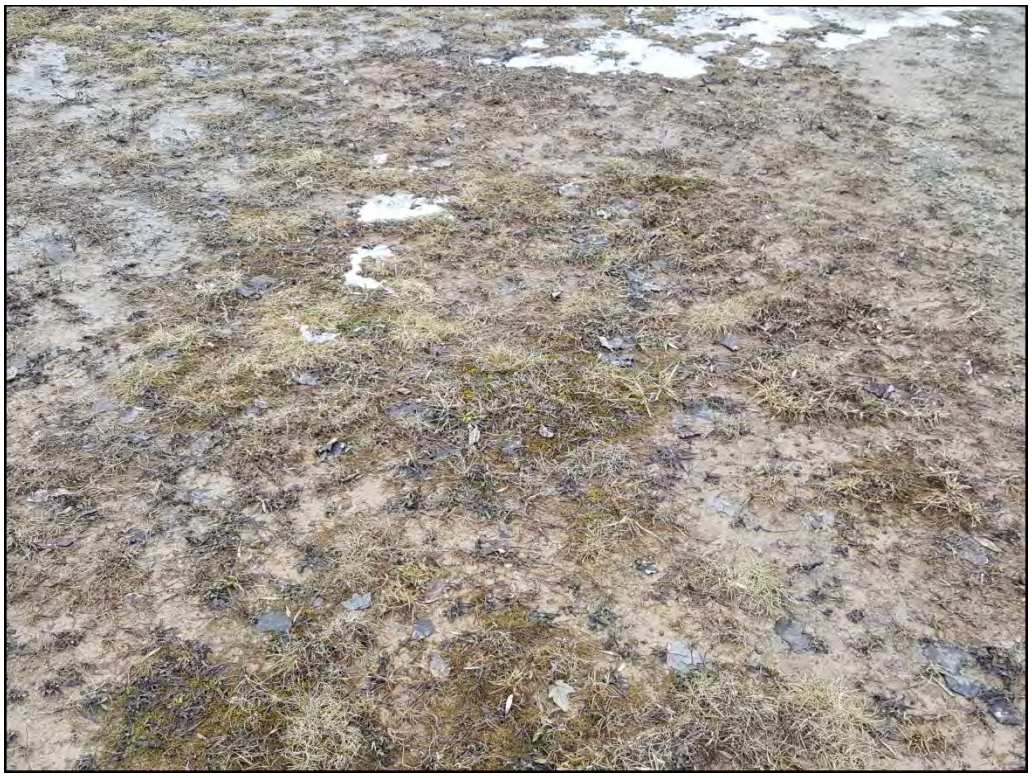
Photograph 52. Looking north along the access road within the northeast project portion.



Photograph 53. Looking west across the graded and excavated area within the east central project portion.



Photograph 54. Looking south along the access road within the northeast project portion.



Photograph 55. Looking at an example of the B_tC soils on the surface within the graded and excavated area within the east central project portion.



Photograph 56. Looking southeast across the graded and excavated area within the east central project portion.



Photograph 57. Looking east across the graded and excavated area within the east central project portion.



Photograph 58. Looking northeast across the graded and excavated area within the east central project portion.



Photograph 59. Looking northeast across the graded and excavated area within the east central project portion.



Photograph 60. Looking north across the graded and excavated area within the east central project portion.



Photograph 61. Looking northwest across the northwest project portion from the east central project portion.



Photograph 62. Looking west across the northwest project portion from the east central project portion.



Photograph 63. Looking southwest across the east central project portion from the east central project portion.



Photograph 64. Looking southwest across the east central project portion from the east central project portion.



Photograph 65. Looking north across the graded and excavated area within the east central project portion.



Photograph 66. Looking northeast across the graded and excavated area within the east central project portion.



Photograph 67. Looking east across the graded and excavated area within the east central project portion.



Photograph 68. Looking southeast across the graded and excavated area within the east central project portion.



Photograph 69. Looking southeast across the graded and excavated area within the east central project portion.



Photograph 70. Looking south across the graded and excavated area within the east central project portion.

Appendix B: Shovel Test Pit Summary and Soil Profile Analysis

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
1	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	12-30	DkYBrn (10 YR 4/4)	FSaLo	---		
2	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	13-20	DkYBrn (10 YR 4/4)	FSaLo	---		
3	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	13-19	DkYBrn (10 YR 4/4)	FSaLo	---		
4	0-14	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	14-21	DkYBrn (10 YR 4/4)	FSaLo	---		
5	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	12-30	DkYBrn (10 YR 4/4)	FSaLo	---		
6	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	11-22	DkBrn (10 YR 4/4)	FSaLo	---		
7	0-15	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	15-27	DkYBrn (10 YR 4/4)	FSaLo	---		
8	0-10	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	10-20	DkYBrn (10 YR 4/4)	FSaLo	---		
9	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	11-25	DkYBrn (10 YR 4/4)	FSaLo	---		
10	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	12-24	DkYBrn (10 YR 4/4)	FSaLo	---		
11	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	12-23	DkYBrn (10 YR 4/4)	SiLo	---		
12	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	10-21	DkYBrn (10 YR 4/4)	SiLo	---		
13	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	13-27	Brn (10 YR 4/3)	SiLo	---		
14	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	11-23	DkYBrn (10 YR 4/4)	SiLo	---		
15	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	12-29	DkYBrn (10 YR 4/4)	SiLo	---		
16	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	10-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
17	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	13-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
18	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	13-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
19	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	14-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
20	0-15	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	12/24/2017
	15-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
21	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	12/24/2017
	10-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
22	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	12-23	Brn (10 YR 4/3)	FmSiLo	---		
23	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	11-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
24	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	12/24/2017
	11-27	DkYBrn (10 YR 4/4)	FmSiLo	---		
25	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	10-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
26	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	12-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
27	0-14	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	14-23	DkYBrn (10 YR 4/4)	SiLo	---		
28	0-15	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	15-31	DkYBrn (10 YR 4/4)	SiLo	---		
29	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	11-20	DkYBrn (10 YR 4/4)	SiLo	---		
30	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	12/24/2017
	13-30	DkYBrn (10 YR 4/4)	SiLo	---		
31	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	12/24/2017
	12-22	DkYBrn (10 YR 4/4)	SiLo	---		
32	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	13-31	DkYBrn (10 YR 4/4)	FSaLo	---		
33	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	14-30	DkYBrn (10 YR 4/4)	FSaLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
34	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	12/24/2017
	12-28	DkYBrn (10 YR 4/4)	FSaLo	---		
35	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	12/24/2017
	14-31	DkYBrn (10 YR 4/4)	FSaLo	---		
36	0-13	DkYBrn (10 YR 3/4)	FSaLo	---	NAW/RAK	12/24/2017
	13-26	DkYBrn (10 YR 4/4)	FSaLo	---		
37	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	13-21	Brn (10 YR 4/3)	FSaLo	---		
38	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-24	DkYBrn (10 YR 4/4)	FSaLo	---		
39	0-13	DkYBrn (10 YR 3/4)	FSaLo	---	RAK	01/20/2018
	13-27	DkYBrn (10 YR 4/4)	FSaLo	---		
40	0-14	DkYBrn (10 YR 3/4)	FSaLo	---	NAW	01/20/2018
	14-33	Brn (10 YR 4/3)	FSaLo	---		
41	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	12-29	DkYBrn (10 YR 4/4)	FSaLo	---		
42	0-14	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	14-30	DkYBrn (10 YR 4/4)	FSaLo	---		
43	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	12-22	DkYBrn (10 YR 4/4)	FSaLo	---		
44	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-24	DkYBrn (10 YR 4/4)	FSaLo	---		
45	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-37	DkYBrn (10 YR 4/4)	SiLo	---		
46	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	13-29	DkYBrn (10 YR 4/4)	SiLo	---		
47	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	12-33	Brn (10 YR 4/3)	SiLo	---		
48	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	12-24	Brn (10 YR 4/3)	FmSiLo	---		
49	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-26	DkYBrn (10 YR 4/4)	SiLo	---		
50	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	10-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
51	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
52	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	11-30	DkYBrn (10 YR 4/4)	SiLo	---		
53	0-14	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	14-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
54	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	10-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
55	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	10-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
56	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/20/2018
	11-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
57	0-12	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/20/2018
	12-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
58	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	13-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
59	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	13-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
60	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	12-27	DkYBrn (10 YR 4/4)	SiLo	---		
61	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	10-29	Brn (10 YR 4/3)	SiLo	---		
62	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	13-20	DkYBrn (10 YR 4/6)	SiLo	---		
63	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	11-33	DkYBrn (10 YR 4/4)	SiLo	---		
64	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	14-25	DkYBrn (10 YR 4/4)	SiLo	---		
65	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	10-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
66	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/20/2018
	14-33	Brn (10 YR 4/3)	SiLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
67	0-15	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/20/2018
	15-31	DkYBrn (10 YR 4/4)	SiLo	---		
68	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
69	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	14-25	DkYBrn (10 YR 4/4)	FSaLo	---		
70	0-15	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	15-30	DkYBrn (10 YR 4/4)	FSaLo	---		
71	0-10	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	10-29	DkYBrn (10 YR 4/4)	FSaLo	---		
72	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/20/2018
	13-24	DkYBrn (10 YR 4/4)	FSaLo	---		
73	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/20/2018
	13-32	DkYBrn (10 YR 4/4)	FSaLo	---		
74	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW/RAK	01/20/2018
	12-30	DkYBrn (10 YR 4/4)	FSaLo	---		
75	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	12-31	Brn (10 YR 4/3)	FSaLo	---		
76	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
77	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	14-23	DkYBrn (10 YR 4/4)	FSaLo	---		
78	0-16	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	16-31	DkYBrn (10 YR 4/4)	FSaLo	---		
79	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	14-25	Brn (10 YR 4/3)	FSaLo	---		
80	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	11-29	DkYBrn (10 YR 4/4)	FSaLo	---		
81	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	13-31	DkYBrn (10 YR 4/4)	SiLo	---		
82	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-23	Brn (10 YR 4/3)	FmSiLo	---		
83	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	12-30	Brn (10 YR 4/3)	SiLo	---		
84	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	14-25	DkYBrn (10 YR 4/4)	FmSiLo	---		
85	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	10-30	Brn (10 YR 4/3)	FmSiLo	---		
86	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
87	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	10-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
88	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
89	0-9	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	9-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
90	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	10-27	DkYBrn (10 YR 4/4)	FmSiLo	---		
91	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	12-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
92	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	10-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
93	0-13	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/21/2018
	13-32	DkYBrn (10 YR 4/4)	FmSiLo	---		
94	0-9	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/21/2018
	9-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
95	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	11-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
96	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	14-33	DkYBrn (10 YR 4/4)	FmSiLo	---		
97	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	12-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
98	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	11-24	DkYBrn (10 YR 4/4)	SiLo	---		
99	0-12	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/21/2018
	12-30	DkYBrn (10 YR 4/4)	SiLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
100	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/21/2018
	13-31	DkYBrn (10 YR 4/4)	SiLo	---		
101	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	13-26	DkYBrn (10 YR 4/4)	FSaLo	---		
102	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	11-28	DkYBrn (10 YR 4/4)	FSaLo	---		
103	0-15	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/21/2018
	15-34	DkYBrn (10 YR 4/4)	FSaLo	---		
104	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/21/2018
	13-33	DkYBrn (10 YR 4/4)	FSaLo	---		
105	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK/NAW	01/21/2018
	12-24	DkYBrn (10 YR 4/4)	FSaLo	---		
106	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/22/108
	14-31	DkYBrn (10 YR 4/4)	FSaLo	---		
107	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/22/108
	11-22	DkYBrn (10 YR 4/4)	FSaLo	---		
108	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/22/108
	12-24	DkYBrn (10 YR 4/4)	FSaLo	---		
109	0-10	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/22/108
	10-30	DkYBrn (10 YR 4/4)	FSaLo	---		
110	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/22/108
	14-31	DkYBrn (10 YR 4/4)	FSaLo	---		
111	0-16	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/22/108
	16-33	DkYBrn (10 YR 4/6)	FSaLo	---		
112	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/22/108
	9-21	DkYBrn (10 YR 4/6)	SiLo	---		
113	0-7	DkYBrn (10 YR 3/4)	SiLo	---	NAW	01/22/108
	7-22	DkYBrn (10 YR 4/6)	FmSiLo	---		
114	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/22/108
	10-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
115	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/22/108
	10-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
116	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	RAK	01/22/108

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	11-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
117	0-13	DkBrn (10 YR 3/3)	SiLo	---	NAW/RAK	01/22/108
	13-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
118	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	10-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
119	0-10	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/27/2018
	10-23	DkYBrn (10 YR 4/6)	FmSiLo	---		
120	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	11-28	DkYBrn (10 YR 4/4)	FmSiLo	---		
121	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/27/2018
	12-22	DkYBrn (10 YR 4/6)	FmSiLo	---		
122	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	10-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
123	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/27/2018
	14-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
124	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/27/2018
	11-22	DkYBrn (10 YR 4/4)	SiLo	---		
125	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/27/2018
	12-30	DkYBrn (10 YR 4/6)	FSaLo	---		
126	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/27/2018
	11-19	DkYBrn (10 YR 4/4)	FSaLo	---		
127	0-11	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/27/2018
	11-30	DkYBrn (10 YR 4/4)	FSaLo	---		
128	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/27/2018
	11-29	DkYBrn (10 YR 4/4)	FSaLo	---		
129	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	12-32	DkYBrn (10 YR 4/4)	FSaLo	---		
130	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	12-32	DkYBrn (10 YR 4/4)	FSaLo	---		
131	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	14-31	DkYBrn (10 YR 4/6)	FSaLo	---		
132	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	13-23	DkYBrn (10 YR 4/4)	FSaLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
133	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	13-33	DkYBrn (10 YR 4/4)	FSaLo	---		
134	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	10-22	DkYBrn (10 YR 4/4)	SiLo	---		
135	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	13-33	DkYBrn (10 YR 4/6)	SiLo	---		
136	0-12	DkYBrn (10 YR 3/4)	SiLo	---	NAW	01/28/2018
	12-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
137	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	13-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
138	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-29	DkYBrn (10 YR 4/6)	FmSiLo	---		
139	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
140	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-31	DkYBrn (10 YR 4/4)	SiLo	---		
141	0-14	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	14-23	DkYBrn (10 YR 4/4)	SiLo	---		
142	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	12-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
143	0-13	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	13-33	DkYBrn (10 YR 4/6)	FmSiLo	---		
144	0-14	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	14-30	DkYBrn (10 YR 4/4)	FmSiLo	---		
145	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	11-34	DkYBrn (10 YR 4/6)	FmSiLo	---		
146	0-14	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/28/2018
	14-30	DkYBrn (10 YR 4/6)	FmSiLo	---		
147	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
148	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-28	DkYBrn (10 YR 4/6)	FmSiLo	---		
149	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	9-31	DkYBrn (10 YR 4/4)	FmSiLo	---		
150	0-11	DkBrn (10 YR 3/3)	FmSiLo	---	NAW	01/28/2018
	11-26	DkYBrn (10 YR 4/6)	FmSiLo	---		
151	0-11	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	11-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
152	0-7	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	7-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
153	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-27	DkYBrn (10 YR 4/4)	SiLo	---		
154	0-10	DKBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	10-31	DkYBrn (10 YR 4/4)	FSaLo	---		
155	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	12-23	DkYBrn (10 YR 4/6)	FSaLo	---		
156	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
157	0-11	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	11-28	DkYBrn (10 YR 4/6)	FSaLo	---		
158	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	12-29	DkYBrn (10 YR 4/4)	FSaLo	---		
159	0-13	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	13-34	DkYBrn (10 YR 4/6)	FSaLo	---		
160	0-12	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/28/2018
	12-20	DkYBrn (10 YR 4/4)	FSaLo	---		
161	0-12	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/28/2018
	12-29	DkYBrn (10 YR 4/4)	FSaLo	---		
162	0-12	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	12-23	DkYBrn (10 YR 4/4)	SiLo	---		
163	0-10	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	10-32	DkYBrn (10 YR 4/4)	SiLo	---		
164	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	10-29	DkYBrn (10 YR 4/4)	SiLo	---		
165	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-21	DkYBrn (10 YR 4/4)	SiLo	---		

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
166	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/28/2018
	11-22	DkYBrn (10 YR 4/4)	SiLo	---		
167	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/28/2018
	9-21	DkYBrn (10 YR 4/6)	SiLo	---		
168	0-11	DkBrn (10 YR 3/3)	SiLo	---	NAW/RAK	01/28/2018
	11-23	DkYBrn (10 YR 4/4)	SiLo	---		
169	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/29/2018
	14-33	DkYBrn (10 YR 4/4)	FSaLo	---		
170	0-13	DkBrn (10 YR 3/3)	FSaLo	---	NAW	01/29/2018
	13-34	DkYBrn (10 YR 4/4)	FSaLo	---		
171	0-14	DkBrn (10 YR 3/3)	FSaLo	---	RAK	01/29/2018
	14-35	DkYBrn (10 YR 4/4)	FSaLo	---		
172	0-7	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	7-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
173	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-23	DkYBrn (10 YR 4/4)	FmSiLo	---		
174	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	10-26	DkYBrn (10 YR 4/4)	FmSiLo	---		
175	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	7-28	DkYBrn (10 YR 4/6)	SiLo	---		
176	0-8	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	8-29	DkYBrn (10 YR 4/4)	SiLo	---		
177	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
178	0-6	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	6-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
179	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	7-22	DkYBrn (10 YR 4/6)	FmSilo	---		
180	0-8	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	8-23	DkYBrn (10 YR 4/4)	SiLo	---		
181	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-27	DkYBrn (10 YR 4/4)	FmSiLo	---		
182	0-10	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018

STP #	Depth (cm)	Soil Color	Soil Texture	Artifact Summary	Excavator(s)	Date
	10-21	DkYBrn (10 YR 4/4)	FmSiLo	---		
183	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	7-20	DkYBrn (10 YR 4/4)	FmSiLo	---		
184	0-8	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	8-24	DkYBrn (10 YR 4/4)	FmSiLo	---		
185	0-6	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	6-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
186	0-7	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	7-29	DkYBrn (10 YR 4/4)	FmSiLo	---		
187	0-9	DkBrn (10 YR 3/3)	SiLo	---	RAK	01/29/2018
	9-30	DkYBrn (10 YR 4/6)	FmSiLo	---		
188	0-5	DkBrn (10 YR 3/3)	SiLo	---	NAW	01/29/2018
	5-25	DkYBrn (10 YR 4/4)	FmSiLo	---		
189	0-7	DkBrn (10 YR 3/3)	SiLo	---	RAK/NAW	01/29/2018
	7-22	DkYBrn (10 YR 4/4)	FmSiLo	---		
	KEY					
		Brn-Brown	Dk-Dark	F-Fine	Fm-Firm	
		Lo-Loam	Sa-Sandy	Si-Silt	Y-Yellowish	

10-13-2017

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Cicero Lakeshore Apartments		
Project Location (describe, and attach a general location map): 6475 Lakeshore Drive located on the North side of Lakeshore Road and Mud Mill Road with frontage on Oneida Lake.		
Brief Description of Proposed Action (include purpose or need): The Cicero Apartments project will include up to 248 apartment units in multiple buildings with approximately 377 parking spaces including 44 covered spaces. Project includes making improvements to the existing 100 slip marina. A playground, walking paths, and landscaping will provide recreational opportunities for residents. Infrastructure improvements will include a NYSDEC compliant storm water detention system as well as municipal sanitary sewer, water, gas, and power connections.		
Name of Applicant/Sponsor: Keplinger Freeman Associates/Scott Freeman	Telephone: 315-445-7980 E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Rd. Suite 109		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Project Contact (if not same as sponsor; give name and title/role): Trey Jay LLC	Telephone: 315 559 0556 E-Mail: brandonjacobsongrg@gmail.com	
Address: 7009 Highfield Rd.		
City/PO: Fayetteville	State: NY	Zip Code: 13066
Property Owner (if not same as sponsor): Donald F. Strodel	Telephone: 315 436 6561 E-Mail: dstrodel@yahoo.com	
Address: 6477 Lakeshore Rd.		
City/PO: Cicero	State: NY	Zip Code: 13039

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☐Yes☐No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Cicero Planning Board	10/16/17
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	Onondaga County DOT and Planning	12/1/17
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	NYSDEC - Stormwater Permit	1/3/18
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Oneida Lake Watershed Management Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
General Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse

b. What police or other public protection forces serve the project site?
Cicero Police Dept.

c. Which fire protection and emergency medical services serve the project site?
Cicero Fire Station #2, Brewerton Fire Station #1, South Bay Fire Dept.

d. What parks serve the project site?
Oneida Shores County Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Commercial, Recreational

b. a. Total acreage of the site of the proposed action? 24.04 acres
b. Total acreage to be physically disturbed? 13.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 24.04 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Full build out will be completed relative to market demand and may result in a longer construction period to complete.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				248 Units

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater BMP (Best Management Practices to mitigate stormwater runoff)

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater Runoff from proposed development.

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: tbd million gallons; surface area: 1/4-1/2 acres

v. Dimensions of the proposed dam or impounding structure: tbd. height; tbd. length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill, drainage fill and subsurface piping and or chambers.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 72,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: OCWA Cicero Oneida Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  Design team to work with OCWA to determine.
- Source(s) of supply for the district: Owasco and Oneida Lake

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 79,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater (79,200 gallons per day)

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Brewerton
- Name of district: Brewerton
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

not applicable.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

none.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 5.42 acres (impervious surface)

_____ Square feet or 24.04 acres (parcel size)

ii. Describe types of new point sources. Point sources will be treated to comply with NYSDEC regulatory requirements.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater Best Management Practices (BMP)

- If to surface waters, identify receiving water bodies or wetlands: Oneida Lake
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 0 Proposed +/-377 Net increase/decrease +377

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Existing gravel entry road at intersection of Lakeshore Drive and Mud Mill Road to be relocated. Proposed Access Road will be constructed along Lakeshore Drive 150'-0" from existing intersection.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 am through 7 pm
- Saturday: -
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: Residential
- Saturday: Residential
- Sunday: Residential
- Holidays: Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking Lot, Driveway, and Sidewalk Lighting proposed will be Dark Sky and Town of Cicero Compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

A retail store with frontage on Lakeshore will be incorporated into the 528 unit apartment complex.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.67	8.26	+7.59
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	2	2	0
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn/Open Space	21.37	13.78	-7.59

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: Fishing and Marina

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? tbd/ >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ChB Collamer Silt Loam	36.6 %
MgC Madrid Gravelly Loam	12.4 %
CfL Cut and Fill	11.7 %

d. What is the average depth to the water table on the project site? Average: 8' feet

e. Drainage status of project site soils:
☑ Well Drained: 88 % of site
☑ Moderately Well Drained: 12 % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 88 % of site
☑ 10-15%: 12 % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters (TBD, see attached maps) Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, Insects
Rodents
Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Indiana Bat,

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use:
Recreational Fishing, No Affect

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Cicero Swamp, Oneida Shores

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County Parks and Wildlife Management Areas

iii. Distance between project and resource: 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

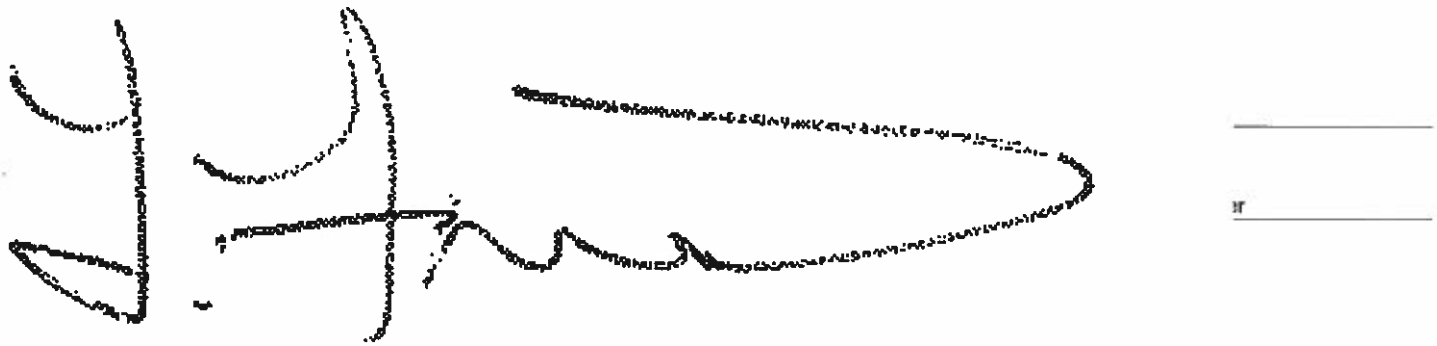
i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

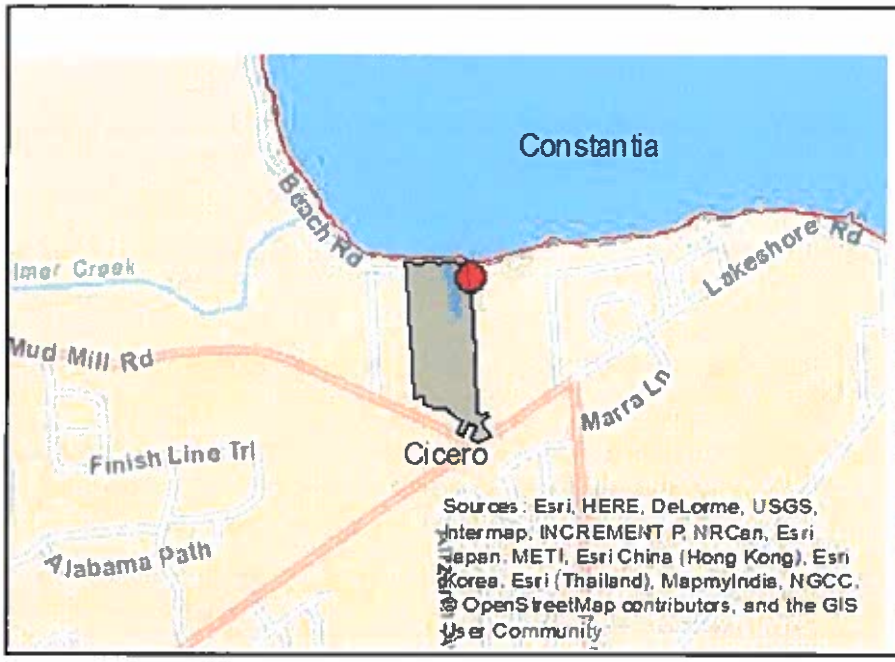
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.



PRINT FORM

EAF Mapper Summary Report

Tuesday, September 26, 2017 11:57 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SITE PLAN
MARK MEYER (CICERO RV SUPERSTORE)
8575 BREWERTON ROAD
PROPOSED RV DEALERSHIP
PLUMLEY ENGINEERING

This agenda item was tabled at the request of the Applicant

SITE PLAN
STEPHEN STASKO
9620 BREWERTON ROAD
PROPOSED COMMERCIAL OFFICE BUILDING
MASTROIANNI ENGINEERING, PLLC

This agenda item was tabled. Applicant was not ready.

SITE PLAN
TREY JAY, LLC (CICERO APARTMENTS & MARINA)
6475 LAKESHORE ROAD
PROPOSED APARTMENT COMPLEX
KEPLINGER FREEMAN ASSOCIATES

Brandon Jacobson, Applicant
Don Meyers, representative

Mr. Jacobson: We have not changed the density. Maintained the same site plan.

Mr. Parrish: We provided a review letter.

Chairman Smith: SWPP is all set. County has also reviewed it.

Mr Snyder: I have listened to a number of people. Writing petitions. People speaking. Definitely know that the community does not have a problem with apartment complex. The community does have problem with density. Developer has never waivered from their plan. Very little green space. I cannot go along with the plans that we currently have. I looked at the plan by taking four buildings out of the complex getting it down to 169 units, it opens up more green space, cuts down on parking problem. Paving surfaces, give views to more residents. I am discouraged that you have never waivered from the number of units proposed. I am listening to the people. Ain't gonna happen for me.

Chairman Smith asked Mr. Germain to proposed a motion for the purposes of a SEQRA determination and to include an authorization for Mr. Germain to prepare a more detailed SEQRA determination to more fully reflect the proceeding had herein.

Mr. Germain: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein. Additionally the Planning Board Attorney is authorized to produce a more comprehensive findings to more particularly delineate the proceedings had herein and the Chairman shall be authorized to sign said findings. Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

In favor 5 Opposed 0 Abstained 0 Motion approved unanimously

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan application. chm smith propose resolution to approve the site plan

Mr. Germain: You are going to move for the adoption of a resolution approving the application known Trey Jay LLC (Cicero Apartments & Marina), 6475 Lakeshore Road, Proposed apartment complex, Proposed building and parking area, This approval is strictly conditioned on the following:

1. The use and improvements shall be conducted in strict conformance with the plans submitted, including but not limited to the following:

   Site Plan Drawings for The Lakeshore at LoSo, Cicero, 2018, as revised February 20, 2018 and including:

   Construction Document Set Drawings:

   L-001 Title Sheet, revised May 7, 2018;

   L-100 Site Preparation Plan, revised April 20, 2018;

   L-101 Stormwater Pollution & Prevention Plan Phase I, revised April 20, 2018;

   L-102 Stormwater Pollution & Prevention Plan Phase II, revised April 20, 2018;

   L-200 Grading & Drainage Plan, revised April 20, 2018;

   L-201 Grading & Drainage Plan, revised April 20, 2018 (Entrance Marina);

L-300 Utilities Plan, revised April 20, 2018;

L-301 Utilities Plan (Entrance/Marina) , revised April 20, 2018;

L-400 Layout Plan, revised April 20, 2018;

L-401 Layout Plan (Entrance/Marina) , revised April 20, 2018;

L-500 Details, revised April 20, 2018;

L-501 Sanitary & Water Details, revised April 20, 2018;

L-502 Gate Details, revised April 20, 2018;

L-503 Specifications, revised April 20, 2018;

L-504 Specifications, revised April 20, 2018;

L-505 Specifications, revised April 20, 2018;

L-600 Photometric Plans, revised April 20, 2018;

L-601 Photometric Plans, revised April 20, 2018;

L-700 Planting Plan, revised April 20, 2018;

L-701 Planting Plan (Entrance/Marina) , revised April 20, 2018;

Supplemental Document Set/ Drawings:

L-002 Graphic Neighborhood Plan, revised March 28, 2018;

L-003 Graphic Plan, revised March 28, 2018;

L-800 Vehicle Access Plan, revised April 20, 2018;

L-900 Architectural Plans, revised March 28, 2018;

L-950 Pedestrian Easement Plan, revised May 7, 2018;

Stormwater Pollution & Prevention Plan Report, revised February 16, 2018;

Full Environmental Assessment Form, revised March 6, 2018;

Engineer Response Letter, dated March 28, 2018

Traffic Impact Study, dated March 28, 2018

NYSDEC Endangered Species Verification Letter, dated March 28, 2018;

SHPO Verification Letter, dated March 28, 2018;

Phase 1 Archeological Report, dated February 20, 2018;

2. All lighting proposed for the project shall be reviewed and approved by the Codes Enforcement Officer following construction for the purpose of eliminating spillage onto neighboring properties and in order to minimize glare to abutting

residences and roadways, it being understood that the Applicant will utilize recessed lighting devices and shielding for lighting and be in conformity with established norms of the Town of Cicero;

3. Prior to the issuance of any land disturbance permits or building permits, Applicant shall enter into a Stormwater Maintenance Agreement with the Town as approved by the Town's Attorney. Said Agreement shall be recorded in the Onondaga County Clerk's Office and any required bonds posted therefore;

4. Prior to undertaking any site disturbance, the Applicant shall meet with the representative of the Town Code Office and/or Engineer to discuss appropriate construction preparation;

5. Applicant shall present to the Town a final driveway cut permit from the Onondaga County Department of Transportation;

6. Installation of stormwater improvements shall be inspected by the Town and be compliant with the submitted plans and materials;

7. Applicant and Property Owner shall at all times be compliant with all Town Laws, Ordinances and Codes associated with the property;

8. The premises shall be free and clear of trash and litter at all times;

9. In the event the Applicant wishes to redevelop the existing marina or any aspect of the property not included in this approval, they shall return to the Planning Board for appropriate approvals at such time; and it is further

10. The applicant's site plan indicates a projected increase in the average water flow of 49,060 gallons per day. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of $4 per gallon or in this case $196,240 to be paid to the Town. Said payment shall be due in phases in accordance with a schedule to be determined by the Codes Enforcement Officer.

11. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

12. The Applicant will compete a simple subdivision to combine the 2 lots that comprise the site into a single lot.

13. Hours of construction will be limited to 7am through 5 pm Monday through Friday and Saturdays 7am through noon.

Chairman Smith: I would also ask that we obtain the supervisors telephone numbers for 24 hour emergency contact during the construction process.

Chairman Smith: The water usage should be paid in phases.

Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

Chairman Smith: This has been a long process. I don't think that in fifteen years I have seen a more studied project. We did a coordinated review. DEC was involved. Army Corp of Engineers were involved. County has twice reviewed the project. We have had 4 traffic studies, including one on the parking. The Board is concerned with quality of life issues. This is probably the least intense use that you are going to find in a commercial zone. If we were to deny this, the property is zoned such that it would allow a much more intense use such as a RV Park with a restaurant and bar. The property owner has indicated a willingness to sell this property and the end user could very well decide on a more intense use than the one proposed. As I have said a number of agencies have been consulted in conjunction with this project including the NYS , Onondaga County DOT, and the DEC and we have are appreciative of their input. Is this use isn't used, if the property owner still wants to sell this, they are going to sell it to someone else. They want to dispose of their property. They also have property rights. We cannot continue or extinguish their property rights. Of all the uses in commercial, and this has been troubling for other members of this board, this is the least intense. This is an allowable use. I find an RV park to be a more intense use and the proposed use to be compatible with the surrounding community. These are not the first developers. The property owner is going to sell this property to someone. 248 apartments. To me, this is the best we are going to get on a commercial piece of property. It is zoned commercial. That is why I am making a motion for it.

Mr. Ruscitto: This is one of the toughest decisions I have had to make. I live on Muskrat Bay Road. My biggest concern is the density. They have met all the legal criteria. My personal opinion does not always agree with … my opinion is not legal opinion. I think there are worse things that could come in here. Things not as appealing.

Mr. Abbey: I have to agree with Mr. Ruscitto. There are advantages and disadvantages. We know there is going to be more traffic, more density. Also going to be some benefits. Bringing money into our town. Increasing the tax base. It is the best choice we have under the circumstances. Nobody wants something developed in their back yard, doesn't matter if it is a house or apartment. Roads will be busier. No question about that.

Mr Snyder: I reread the documentation from the County and I know the County Planning Board can sometimes be unreasonable but I just need to requote some things. Per county DOT no additional access on Lakeshore Road shall be permitted. They see that as a problem. Board strongly encourages minimizing of additional pavement and incorporate green infrastructure. Encouraged to decrease …greater buffering. Reduce encroachment in flood plains. Consider cumulate development impacts that are associated with large scale projects. Final. I don't think any of us on the Board would want something of this size in their neighborhood. I do not.

Mr. Card: I think the people that signed the petition, people that spoke, brought points to this Planning Board. We do not make the town code, we have to follow it. Most of the issues was the density. That lies with the town code, not the planning board. Quality of life issues in this town – deal with town board with the town code. It is permissible. The town board changed the zoning to commercial. The town board changed this. We are just following the town code. This is a permissible use. This is what we allow in this town and by that, we have to abide by the town code which allows this type of development.

Chairman Smith called a vote:

Chairman Smith:	Yes
Mr. Ruscitto:	Yes
Mr. Abbey:	Yes
Mr Card:	Yes
Mr Snyder:	No

Vote is recorded. Motion passes 4:1

SITE PLAN
VICINOS BRICK & BREW
7789 BREWERTON ROAD
PROPOSED BRICK OVEN RESTAURANT
DANIEL CARRINO

Daniel Carrino, Applicant

Chairman Smith: Couple changes on the plans. Had a conversation with both Jeff and Betsy Parmelee at NYS DOT. They are going to set up some stuff on how they would like the striping done. Applicant required to remove the curbs. DOT has found that acceptable. They understand. Just as an insight, the sidewalks are going in very quickly down in that area which is a good thing. I am not certain exactly what the DOT wants.

Mr. Carrino: We changed the curbing. Not doing anything different. Keeping the level at 393 in the padded area in the dumpsters. Other than that, we are not changing anything else from the first meeting.

Chairman Smith: If we are able to get an access easement, you would remove your parking spaces so we could have access to Business Drive.

Mr. Carrino: Yes. 3 spots on one side and 2 on the other.

Chairman Smith: Water usage is 1600 gallons per day.

Mr. Carrino: Yes, 1600 gallons per day.