



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 August 11, 2020

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

- A. Approval of Minutes-July 14, 2020
- B. Treasurers Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. OYA Solar PILOT A (3101-20-04B): Second Meeting

OYA Solar is proposing the construction of a 5-mega-watt solar project in the Town of Lysander.

Agency Action Requested:

- a. SEQR Resolution.
- b. A Resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include a Payment in Lieu of Tax Agreement and Sales Tax Abatement.

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

2. OYA Solar PILOT B (3101-20-07B): Second Meeting

OYA Solar is proposing the construction of a 1 mega-watt solar project in the Town of Lysander.

Agency Action Requested:

- a. SEQR Resolution.
- b. A Resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include a Payment in Lieu of Tax Agreement and Sales Tax Abatement.

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

3. Abundant Solar Power (E1) LLC: 801 Peru Rd (3101-20-13B) Second Meeting

Abundant is proposing the construction of a 2.7 mega-watt solar project in the Town of Elbridge.

Agency Action Requested:

- a. SEQR Resolution
- b. A Resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include a Payment in Lieu of Tax Agreement and Sales Tax Abatement.

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

4. Tracey Road Equipment, Inc. (3101-20-03B): Initial Meeting
Tracey Road Equipment is proposing an expansion of their current facility in the Town of Dewitt.

Agency Action Requested:

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

Representative: Sarah Stephens, SS Funding & Procurement Resources, LLC

5. Request for Professional Services(RFP): OCIDA Government and Business Development Services

Agency Action Requested:

- a. A Resolution of the Board authorizing the Executive Director to enter into an agreement regarding the RFP Services: OCIDA Government and Business Development Services that was previously issued.

Representative: Robert Petrovich, Executive Director, OCIDA

6. Onondaga County COVID Small Business Relief Fund

Agency Action Requested:

- a. A Resolution of the Board authorizing the Onondaga County Industrial Development Agency to allocate a \$500,000 pool from which to provide grants to small businesses and not-for-profits for costs incurred to comply with COVID-19 health and safety requirements.

Representative: Robert Petrovich, Executive Director, OCIDA

7. Quantum Cool, LLC /Cryomech Request for Sales Tax Abatement adjustment

Agency Action Requested:

- a. A Resolution to the Board where the Total Sales Tax Abatement is adjusted and reallocated between Quantum Cool, LLC and Cryomech with each entity receiving \$275,000 Sales Tax Abatement for a total of \$550,000 in Sales Tax Abatement.

Representative: Jeff Davis, OCIDA Counsel, Barclay Damon, LLC

8. Application to NYSDEC to Amend the Brownfield Cleanup Agreement for Roth Steel.

Agency Action Requested:

- a. Resolution authorizing the Executive Director to execute and submit an Application to NYSDEC to Amend the Brownfield Cleanup Agreement for Roth Steel.

Representative: Jeff Davis, OCIDA Counsel, Barclay Damon, LLC

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency Regular Meeting Minutes July 14, 2020

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, July 14, 2020 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:00 am with the following:

PRESENT VIA TELECONFERENCE:

Patrick Hogan
Susan Stanczyk
Kevin Ryan
Victor Ianno

ABSENT:

Fanny Villarreal
Steve Morgan
Janice Herzog

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Carolyn Evans-Dean, Office of Economic Development
Amanda Mirabito, Barclay Damon Law Firm
Steve Hubert, Empire Polymer Solutions, LLC
Frank Murphy, Empire Polymer Solutions, LLC
James Gosier, Ultra Dairy, LLC
Dan Wood, Ultra Dairy, LLC
Melissa Clark, Abundant Solar Power, LLC
Chris Carrick, Abundant Solar Power, LLC
Ken Bush, Onondaga County Legislature

Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19.

APPROVAL OF REGULAR MEETING MINUTES – JUNE 9, 2020

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of June 9, 2020. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #445.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #445 for \$372,666.23. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

EMPIRE POLYMER SOLUTIONS, LLC – SECOND MEETING

Nancy Lowery stated the public hearing was held and Supervisor Sykes called in. She stated he was in full support of the project.

Steve Hubert stated they are planning to bring a dilapidated building back to full manufacturing use. He stated the operation will employ approximately 70 people over the next 5 years and plan on investing a little over \$7,000,000 into the project over that period of time. He stated they plan to use a lot of local labor and looking forward to working closely with their neighbor Tessy Plastics using some of their by product. He stated they are going to be great community players and they are excited about the opportunity to work in the County.

Amanda Mirabito stated the SEQR determination is a Type II action because the determination of the town is going to be later this month. She stated the resolution is going to be one resolution with both the SEQR determination and the final approving decision within it.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the adoption of the SEQR determination for the Empire Polymer Solutions, LLC project as a Type II action and authorizing the financial assistance the Agency will provide. Motion was carried.

ULTRA DAIRY, LLC ASEPTIC EXPANSION

Patrick Hogan asked if this is a change. Nancy Lowery stated yes because there was an error on the number.

James Gosier stated they are happy to be moving forward with the 5th expansion of the Ultra Dairy facility in East Syracuse. He stated it is an exciting time for Byrne Dairy because they are moving into the aseptic processing business which is a sterile processing and packaging application that creates a shelf stable product that does not require refrigeration. He stated you can keep the product in your pantry up to a year and when you are ready to use it you can put it in your refrigerator. He stated they have been examining this area for a couple years. He stated consumer habits have been changing over the years and more so with the pandemic. He stated more people are buying their groceries online. He stated people want to go to the grocery store as little as possible. He stated the product has really found its time in the United States. He stated these products can be sold not only in Onondaga County but across the country and around the world because there is no need for refrigeration. He stated to make that happen they are constructing almost 26,000 square feet of new construction with the bulk of which, 22,300 square feet, is production area. He stated they are also adding some infill space for office and bulk storage. He stated the total cost of construction is about \$11,500,000. He stated the remainder of the project cost is in equipment. He stated it is high tech equipment and the cost is about \$17,000,000. He stated the total project cost is \$28,500,000. He stated they are going to create about 125 construction jobs and 64 full time equivalent jobs within the plant. He stated they are going to start as soon as the IDA gives them the ok and plan to be complete in March of 2021. He stated they are requesting sales tax exemption valued at about \$400,000 and a property tax abatement agreement as well.

Susan Stanczyk asked for a clarification on the sales tax. Nate Stevens stated the cover sheet is wrong but the amount on the application is correct.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing a public hearing for the Ultra Dairy, LLC project. Motion was carried.

Robert Petrovich stated this is an exciting project for Byrne and in order to accommodate their desire to get going with construction we are going to have a special meeting on July 28th. He stated we have already canvassed the Board for a quorum and we have one. He stated the expectation is that Byrne would be back in for this project on the 28th for approval and proceed without further delay on construction. He stated that he knows Covid and some other things have contributed to schedule adjustment so we want to accommodate this exciting project and a great local business by having the special meeting on July 28.

ABUNDANT SOLAR POWER

Chris Carrick stated this is their second solar project before the OCIDA Board for approval of a PILOT. He stated their agency has developed a portfolio of projects primarily located on municipal land. He stated their objective has been to direct developments away from agricultural productive land and on to unproductive land such as closed landfills. He stated as a public policy matter his agency feels that it makes a lot of sense to make use of these unproductive lands for the sole purpose of solar. He stated like the Skaneateles project it is a community solar project that will provide county residents the opportunity to receive electrical power at a discount of approximately 10% from what they would purchase from National Grid. He stated it will provide lease revenue to the Town of Elbridge. He stated it will also contribute to the State's leading energy policy of providing 100% carbon free electricity by the year 2040. He stated they are asking for a PILOT today because like many other solar projects economics depend on property tax abatement. He stated this project will provide many community benefits, including revenue, discounted power, infrastructure upgrades that will benefit all of the other electrical customers in the region and putting an unproductive property to productive use.

Patrick Hogan asked if this is on the old town dump. Chris Carrick stated yes.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing a public hearing for the Abundant Solar Power (E1) LLC. Motion was carried.

Patrick Hogan stated he wants to thank the staff and everybody going through this challenging time as far as conducting public meetings. He stated it is somewhat of a chore and something to get used to. He stated there is a lot of work that goes into this.

Patrick Hogan recognized County Legislator Ken Bush.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 8:21 am. Motion was carried.

Nancy Lowery, Secretary



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July 31, 2020

Revenue / Expense / Income	Current Period	Current YTD	2020 Budget Amount	Current YTD Change to Budget
Operating Revenue	363,850	3,908,546	1,526,000	2,382,546
Administrative Expense	43,650	321,283	900,000	(578,717)
Operating/Program Exp.	198,881	365,751	626,000	(260,249)
Net Ordinary Income	121,319	3,221,512	-	3,221,512

Current Assets	Current YTD	Prior YTD
Total Cash	4,540,645	1,812,533
Less Pass Through Received	99,849	2,778
Available Cash	4,440,796	1,809,755
Receivables (less pass through rec.)	971,664	668,659
Grant Reimbursements	268,733	268,733
Total	5,681,194	2,747,147

Reserve for Contracts	
County Operations 2020	578,717
Professional Services	(18,290)
333 W. Washington St 2020 Rent	50,095
WPCP Sewer Design Engineering	108,151
OBG WPCP CO #4 Additional Studies	561,486
JMT 800 Hiawatha Engineering	25,000
National Grid WPCP Engineering Gas	106,250
National Grid WPCP Engineering Electric	81,250
CNYIBA Consulting Services Agreement	17,500
Total	1,510,160

Receivables	
0-120 days	1,105,603
> 120 days	490,757
Total	1,596,360

Onondaga County Industrial Development Agency

PROFIT AND LOSS

July 2020

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	356,713.00
2116.2 Application Fees	2,000.00
Total 2116 Fees	358,713.00
2410 Lease Income	1,500.00
2655 Other Operating Revenue	750.00
Total 500 Operating Revenue	360,963.00
501 Non-Operating Revenue	
2401 Interest Income	143.28
501.1 Subsidies Grants Donations	2,744.00
Total 501 Non-Operating Revenue	2,887.28
534 Pilot & Pass Thru Revenue	
529 PILOT Income	2,247.59
Total 534 Pilot & Pass Thru Revenue	2,247.59
Total Income	\$366,097.87
GROSS PROFIT	\$366,097.87
Expenses	
6400 Operating Expense	
6407 Administrative Expense	43,650.23
6408 Board Mtg Exp	132.06
6410 Office Expense	704.49
6415 FTZ	8,750.00
Total 6400 Operating Expense	53,236.78
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.2 Site Analysis	187,500.00
Total 6510 White Pine Commerce Park	187,500.00
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	49.64
Total 6520 North Salina Property Acquisition	49.64
6530 800 Hiawatha Blvd. West	
6530.1 Taxes	1,744.62
Total 6530 800 Hiawatha Blvd. West	1,744.62
Total 6500 Agency Program Expenses	189,294.26
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	2,247.59
Total 6605 Pilot & Pass Thru Expenses	2,247.59
Total 6600 Non-Operating Expenses	2,247.59
Total Expenses	\$244,778.63
NET OPERATING INCOME	\$121,319.24
NET INCOME	\$121,319.24

Onondaga County Industrial Development Agency

BALANCE SHEET

As of July 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,659,491.75
200.2 Cash - M & T Money Maker Savings	890,061.04
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,540,644.97
Total Bank Accounts	\$4,540,644.97
Accounts Receivable	
380 Accounts Rec.	
380.2 PILOTs Rec	
380.222 Bank of NY	-2.00
Total 380.2 PILOTs Rec	-2.00
380.6 A/R Agency Fees	1,191,540.58
Total 380 Accounts Rec.	1,191,538.58
Total Accounts Receivable	\$1,191,538.58
Other Current Assets	
391 Long Tern Receivable	222,024.00
392 Loans Receivable	
392.065 Simple Admit Current	-0.32
392.066 Aquari current	-0.24
Total 392 Loans Receivable	-0.56
393 Grant Reimbursements	
393.1 ESD WPCP	134,366.66
393.2 Nat Grid WPCP	134,366.66
Total 393 Grant Reimbursements	268,733.32
Total Other Current Assets	\$490,756.76
Total Current Assets	\$6,222,940.31

Onondaga County Industrial Development Agency

BALANCE SHEET

As of July 31, 2020

	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	\$10,743,006.00

Onondaga County Industrial Development Agency

BALANCE SHEET

As of July 31, 2020

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	43,650.22
600.206 Mileage Reimbursement	81.41
600.207 EPP App Deposit	250.00
600.208 BlueRock Energy Agreement Deposit	25,000.00
Total 600 Accounts Payable	68,981.63
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	15,371.00
603 PILOT Pass Thru	74,061.60
Total 601 PILOT and Pass Thru Payable	89,432.60
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	12.88
631.145 Onondaga	2.62
631.17 Van Buren	0.20
Total 631.1 Towns	15.70
631.3 Schools	
631.325 Jamesville-Dewitt	84.33
631.335 Liverpool	-0.01
631.337 Lyncourt	0.01
631.34 Marcellus	-0.01
631.345 North Syracuse	-0.01
631.356 Syracuse	43,779.99
Total 631.3 Schools	43,864.30
631.4 Onondaga County	31,284.46
631.5 City of Syracuse	24,684.23
Total 631 Due to Other Governments	99,848.69
Total Other Current Liabilities	\$258,262.92
Total Current Liabilities	\$258,262.92
Total Liabilities	\$258,262.92
Equity	
3900 Equity Unreserved	4,544,563.05
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,510,159.73
465 Equity - Unreserved	-1,137,330.73

Onondaga County Industrial Development Agency

BALANCE SHEET

As of July 31, 2020

	TOTAL
Net Income	3,221,512.40
Total Equity	\$10,484,743.08
TOTAL LIABILITIES AND EQUITY	\$10,743,006.00

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #446
August 11, 2020

GENERAL EXPENSES

1.	<u>NATIONAL GRID</u>	\$ 187,500.00
	Inv#500086600, Final Payment WPCP Gas & Electric Studies	
2.	<u>CENTRAL NY INTERNATIONAL BUSINESS ALLIANCE*</u>	\$ 8,750.00
	Inv#0000073-IN, 2nd Quarter 2020 CNYIBA Consulting Services Payment	
3.	<u>BARCLAY DAMON LLP</u>	\$ 103,337.50
	Inv#5077252 & 5080648, Legal thru 6/30/20 & TC Syracuse Legal thru 7/31/20	
4.	<u>ONONDAGA CIVIC DEVELOPMENT CORP.</u>	\$ 16,207.92
	Inv#1106 & 1107, 2nd Quarter 2020 Rent and Office Machine	
5.	<u>ADVANCE MEDIA NEW YORK</u>	\$ 169.00
	Public Hearing Notices; DG NY & Empire Polymer	
6.	<u>FEDEX</u>	\$ 123.92
	Inv#7-069-85234, Shipping	
7.	<u>O'BRIEN & GERE</u>	\$ 37,516.87
	Inv#71270-15, WPCP Engineering	
8.	<u>BOND, SCHOENECK & KING, PLLC</u>	<u>\$ 5,000.00</u>
	Cicero Energy Storage 1&2 Legal pass thru	

TOTAL \$ 358,605.21

* Ratification of Check dated July 14, 2020

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #446
August 11, 2020

PILOT Payments

1.	<u>TOWN OF DEWITT</u>	\$	12.88
	2nd Quarter 2020 Syracuse Rail PILOT Payment		
2.	<u>TOWN OF ONONDAGA</u>	\$	2.62
	2nd Quarter 2020 Syracuse Rail PILOT Payment		
3.	<u>JAMESVILLE DEWITT CSD</u>	\$	84.33
	2nd Quarter 2020 Syracuse Rail PILOT Payment		
4.	<u>SYRACUSE CSD</u>	\$	43,780.00
	2020 Syracuse Apartments PILOT Payment		
5.	<u>CITY OF SYRACUSE</u>	\$	24,684.24
	2nd Quarter Syracuse Rail & Syracuse Apartments 2020 PILOT Payments		
6.	<u>ONONDAGA COUNTY</u>	\$	<u>31,282.52</u>
	2nd Quarter Syracuse Rail & Syracuse Apartments 2020 PILOT Payments		
	TOTAL	\$	99,846.59

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
7/31/2020

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2020	1-1-20-12-31-20	\$900,000.00	\$321,282.74	\$578,717.26
PROFESSIONAL SERVICES	1-1-20-12-31-20	\$55,000.00	\$73,290.08	-\$18,290.08
333 W. WASHINGTON ST 2020 RENT	1-1-20-12-31-20	\$65,000.00	\$14,904.56	\$50,095.44
WPCP SEWER DESIGN ENGINEERING	1/31/16-1/31/17	\$268,628.00	\$160,476.55	\$108,151.45
OBG WPCP CO #4 ADDITIONAL STUDIES	11/30/18-11/30/19	\$800,000.00	\$238,514.34	\$561,485.66
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-20	\$25,000.00	\$0.00	\$25,000.00
NATIONAL GRID WPCP ENGINEERING GAS	11/29/18-11/29/19	\$403,100.00	\$296,850.00	\$106,250.00
NATIONAL GRID WPCP ENGINEERING ELECTRIC	11/29/18-11/29/19	\$375,000.00	\$293,750.00	\$81,250.00
CNYIBA CONSULTING SERVICES AGREEMENT	4-14-20-4-14-21	\$35,000.00	\$17,500.00	\$17,500.00
		\$2,926,728.00	\$1,416,568.27	\$1,510,159.73

ACCOUNTS RECEIVABLE
7/31/2020

AGENCY FEES RECEIVABLE		\$1,105,603.00
ACCOUNTS RECEIVABLE GENERAL		\$0.00
QUASI-EQUITY LOAN RECEIVABLE		\$0.00
GRANTS RECEIVABLE		\$268,733.00
LONG TERM RECEIVABLE		\$222,024.00
TOTAL		\$1,596,360.00

Onondaga County Industrial Development Agency



Project Summary

5/1/2020

1. Project	OYA Church Road A LLC	2. Project Number	3101-20-04A
3. Location	Lysander	4. School District	Baldwinsville Central School District
5. Tax Parcel(s)	030.-01-09.0	6. Project Type	New Construction: Solar Development
		Village	-

7.Total Project Cost	\$	9,105,554	8. Total Jobs	1.0
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	1.0
Building	\$	4,500,000	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	4,522,554		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	83,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Abatement/Benefit Analysis

OYA Church Road A LLC

Fiscal Impact (\$)

Estimated Abatement	\$	1,661,551
Sales Tax	\$	361,800
Mortgage Tax		
Property Tax Relief (PILOT)	\$	1,299,751
Estimated New Investment	\$	14,501,242
PILOT Payments	\$	791,748
Project Wages (10 years)	\$	1,872,000
Construction Wages	\$	2,814,940
Employee Benefits (10 years)		
Project Capital Investment	\$	9,022,554
New Sales Tax Generated		N/A
Agency Fees	\$	114,819
Agency Legal Fees	\$	22,764

Benefit:Abatement Ratio

9 :1

Project Description

Construction of a 5MWAC grid-tie photovoltaic (PV) system to be built within a 38.85 acre fenced in area consisting of 18,746 Talesun TP6G72M-9BB 400 W PV modules connected to one power electronics HEMK-FS2125K inverter and one power electronics HEMK-FS3 190K inverter.

OYA Church Road A LLC

5/1/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	2,223
Projected Year 1 Revenue to be generated as a result of the project:	\$	27,500
Total Project Cost	\$	9,105,554
OCIDA Estimate of Project Value	\$	2,255,639
Projected MW (AC) to be generated		5
Estimated Property Tax Revenue if there was no project	\$	89,085
Scheduled PILOT Payments	\$	880,833

Year	Onondaga County	Town Lysander	Baldwinsville Central School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	16.5%	6.4%	77.1%	100.0%		
2019-2020	\$ 368	\$ 142	\$ 1,714	\$ 2,223	\$ 2,223	
1	\$ 4,538	\$ 1,760	\$ 21,201	\$ 27,500	\$ 62,624	\$ 35,124
2	\$ 4,628	\$ 1,795	\$ 21,625	\$ 28,050	\$ 63,877	\$ 35,827
3	\$ 4,721	\$ 1,831	\$ 22,058	\$ 28,611	\$ 65,155	\$ 36,544
4	\$ 4,815	\$ 1,868	\$ 22,499	\$ 29,183	\$ 66,458	\$ 37,274
5	\$ 4,912	\$ 1,905	\$ 22,949	\$ 29,767	\$ 67,787	\$ 38,020
6	\$ 5,010	\$ 1,943	\$ 23,408	\$ 30,362	\$ 69,142	\$ 38,780
7	\$ 5,110	\$ 1,982	\$ 23,876	\$ 30,969	\$ 70,525	\$ 39,556
8	\$ 5,212	\$ 2,022	\$ 24,353	\$ 31,589	\$ 71,936	\$ 40,347
9	\$ 5,316	\$ 2,062	\$ 24,841	\$ 32,221	\$ 73,375	\$ 41,154
10	\$ 5,423	\$ 2,103	\$ 25,337	\$ 32,865	\$ 74,842	\$ 41,977
11	\$ 5,531	\$ 2,145	\$ 25,844	\$ 33,522	\$ 76,339	\$ 42,817
12	\$ 5,642	\$ 2,188	\$ 26,361	\$ 34,193	\$ 77,866	\$ 43,673
13	\$ 5,755	\$ 2,232	\$ 26,888	\$ 34,877	\$ 79,423	\$ 44,546
14	\$ 5,870	\$ 2,277	\$ 27,426	\$ 35,574	\$ 81,011	\$ 45,437
15	\$ 5,987	\$ 2,322	\$ 27,975	\$ 36,286	\$ 82,632	\$ 46,346
16	\$ 6,107	\$ 2,369	\$ 28,534	\$ 37,011	\$ 100,239	\$ 63,228
17	\$ 6,229	\$ 2,416	\$ 29,105	\$ 37,752	\$ 102,244	\$ 64,493
18	\$ 6,354	\$ 2,464	\$ 29,687	\$ 38,507	\$ 104,289	\$ 65,782
19	\$ 6,481	\$ 2,514	\$ 30,281	\$ 39,277	\$ 106,375	\$ 67,098
20	\$ 6,610	\$ 2,564	\$ 30,886	\$ 40,062	\$ 108,502	\$ 68,440
21	\$ 6,742	\$ 2,615	\$ 31,504	\$ 40,864	\$ 110,672	\$ 69,809
22	\$ 6,877	\$ 2,668	\$ 32,134	\$ 41,681	\$ 112,886	\$ 71,205
23	\$ 7,015	\$ 2,721	\$ 32,777	\$ 42,514	\$ 115,144	\$ 72,629
24	\$ 7,155	\$ 2,775	\$ 33,432	\$ 43,365	\$ 117,446	\$ 74,082
25	\$ 7,298	\$ 2,831	\$ 34,101	\$ 44,232	\$ 119,795	\$ 75,563
	\$ 145,337	\$ 56,373	\$ 679,080	\$ 880,833	\$ 2,180,585	\$ 1,299,751



**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 Church Road 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#: _____ NAICS: 221114

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, M5J 2L7

Phone: 416-840-3358 ext. 139 Fax: 416-860-6666

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, M5J 2L7
Phone: (416-840-3358 ext. 122) Cell Phone: _____
E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

- | | |
|--|---|
| ☐ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☒ Limited Liability Company |

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

Name	% of ownership
<u>OYA Solar CDG LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

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

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☒ Yes ☐ No

Section II: Project Information

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

Address: 1671 Church Road

Legal Address (if different): _____

City: Lysander

Village/Town: Baldwinsville

Zip Code: 13027

School District: Baldwinsville Central School District

Tax Map Parcel ID(s): 030.-01-09.0

Current Assessed Value: \$130,000.00

Sq. Footage of Existing Building: 0

Census Tract: 44039

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

☒ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☒ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	\$4,500,000 est.	see attached memo	
Furniture & Fixtures			
Equipment	\$4,522,554 est.		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$83,000 est.		
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$9,105,554 est.	see attached memo	

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

1. Bank Financing \$ 0 _____
2. Equity (excluding equity that is attributed to grants/tax credits) \$ 5,523,888 est. _____
3. Tax Exempt Bond Issuance (if applicable) \$ 0 _____
4. Taxable Bond Issuance (if applicable) \$ 0 _____

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

-Identify each state and federal grant/credit:

NYSERDA \$ 850,000 est.
 ITC \$ 2,731,666 est.
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ 9,105,554

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	1
Estimate the number of construction jobs to be created by this Project:	97.5
Estimate the average length of construction jobs to be created (months):	8
Current annual payroll at facility:	0
Average annual growth rate of wages:	not applicable
Please list, if any, benefits that will be available to either full and/or part time employees:	not applicable
Average annual benefit paid by the company (\$ or % salary) per FTE job:	not applicable
Average growth rate of benefit cost:	not applicable
Amount or percent of wage employees pay for benefits:	not applicable
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:	not applicable

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

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

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:

\$ 4,522,554

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):

\$ 361,800

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 Church Road 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 04/17/2020 (date).

Company: OYA Church Road 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: 1671 Church Road City: Lysander State: NY Zip: 13027

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
 2. **Compliance Report.** Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:



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

Date: 04/21/2020

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

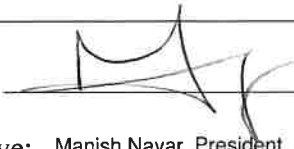
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

Church Road 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 Church Road A LLC

Signature of Officer or Authorized Representative: 

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

Date: 04/21/2020

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

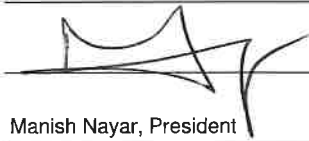
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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 Church Road A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

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 Church Road 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 Church Road A LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/17/2020

PROVINCE OF ONTARIO

)

FOREIGN COUNTRY OF CANADA

)ss.;

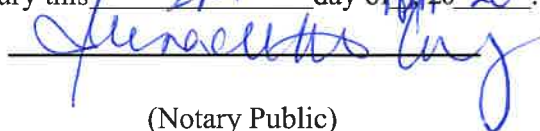
Manish Nayar, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of OYA Church Road 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 21st day of April 2020.



(Notary Public)

Name: Bernadette Corpuz
Jurisdiction: Province of Ontario, Foreign Country of Canada
Expiry: none

End of Application



PROJECT NARRATIVE

OYA CHURCH ROAD A LLC COMMUNITY DISTRIBUTED GENERATION

1671 CHURCH ROAD, LYSANDER, NY 13027



OYA SOLAR NY, L.P.



1. Summary

OYA Church Road A LLC ("OYA") is proposing to develop a 5 MW_{AC} solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, 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 and is deemed complete. The utility company has completed a full Coordinated Electric System Interconnection Review ("CESIR"), and an Interconnection Agreement between OYA and the utility company (National Grid) is in place.

Construction activities are expected to begin in July 2020 and expected to take three to four months, including 20 days for commissioning. At this time, no Request for Proposals have been sent to vendors, therefore no specific vendors have been selected.

Solar projects offer numerous benefits to the community. These multi-million-dollar projects create construction, operation and maintenance jobs. At OYA, we work with local contractors for numerous components of the project. The proposed project is expected to generate 3000 total hours of annual operations and maintenance labor, equivalent to \$76,000, combined between the Church Road A and Church Road B sites.

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 ("R&D"), 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 and services. On the contrary, 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:	Wendy Hafner
Parcel I.D:	030.-01-09.0
Address:	1671 Church Road, Lysander, NY 13027

Project Developer

Name:	OYA Church Road A LLC
Address:	144 Front St. W, Suite 310, Toronto, ON M5J 2L7
Contact Name:	Taymaz Jahani, COO
Tax ID:	84-5012273

Municipality

Township	Town of Lysander
Address:	8220 Loop Road, Baldwinsville, NY 13027

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

School District: Opted Out

Town: Opted Out

County: TBD

3. Proposed Project Description

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

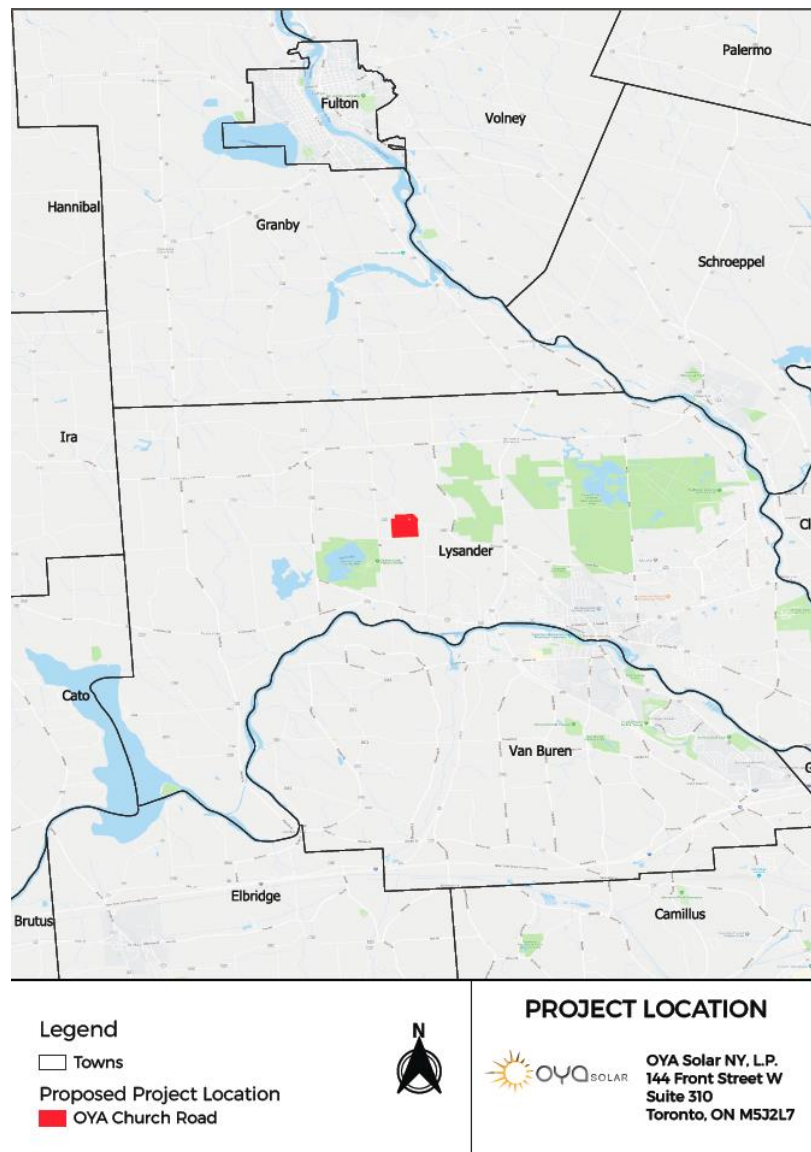


Figure 1: Proposed Project Location

The Proposed Project site is located at 1671 Church Road, Town of Lysander, NY 13027 on approximately 55.27 acres / 2,407,561 sqft, consisting of a single tax parcel(See “Figure 2: Proposed Project Site Location”). The site access will be via a proposed gravel road off Church Road, entering the site at the North of the property.



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system with Direct Current ("DC") coupled Energy Storage System ("ESS"). 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 55.27 acres exist under site control, the solar PV modules will occupy approximately 9.50 acres / 413,820 sqft, which translates into a coverage ratio of 17.2%.

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 pile, grouted piles, 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.

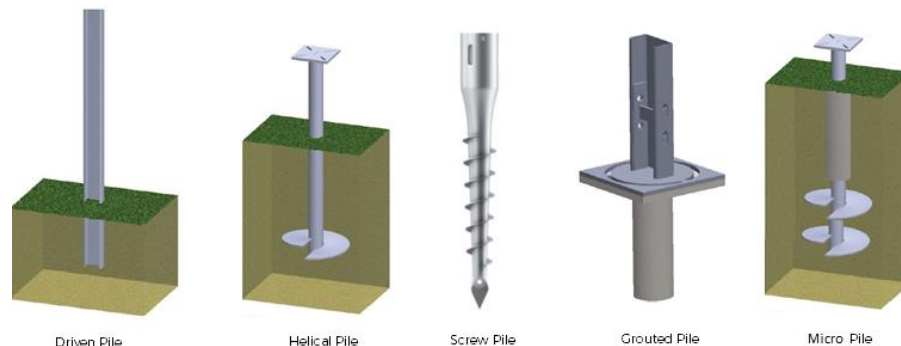


Figure 3: Illustration of Types of Foundation Posts

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.



The ESS and controls will allow any excess PV energy to be stored on the DC side of the inverter and discharged to the inverter DC bus for injection to the grid as needed. The ESS will be based on Li-ion technology.

All equipment will meet the utility company standards and national standards for safety and interconnection. In addition, adequate level of insurance coverage and a signed interconnection agreement will be required, along with continual production monitoring.

OYA CHURCH ROAD - A

GROUND MOUNT SOLAR PERMIT SET - 5.00MW AC , 7.49MW DC

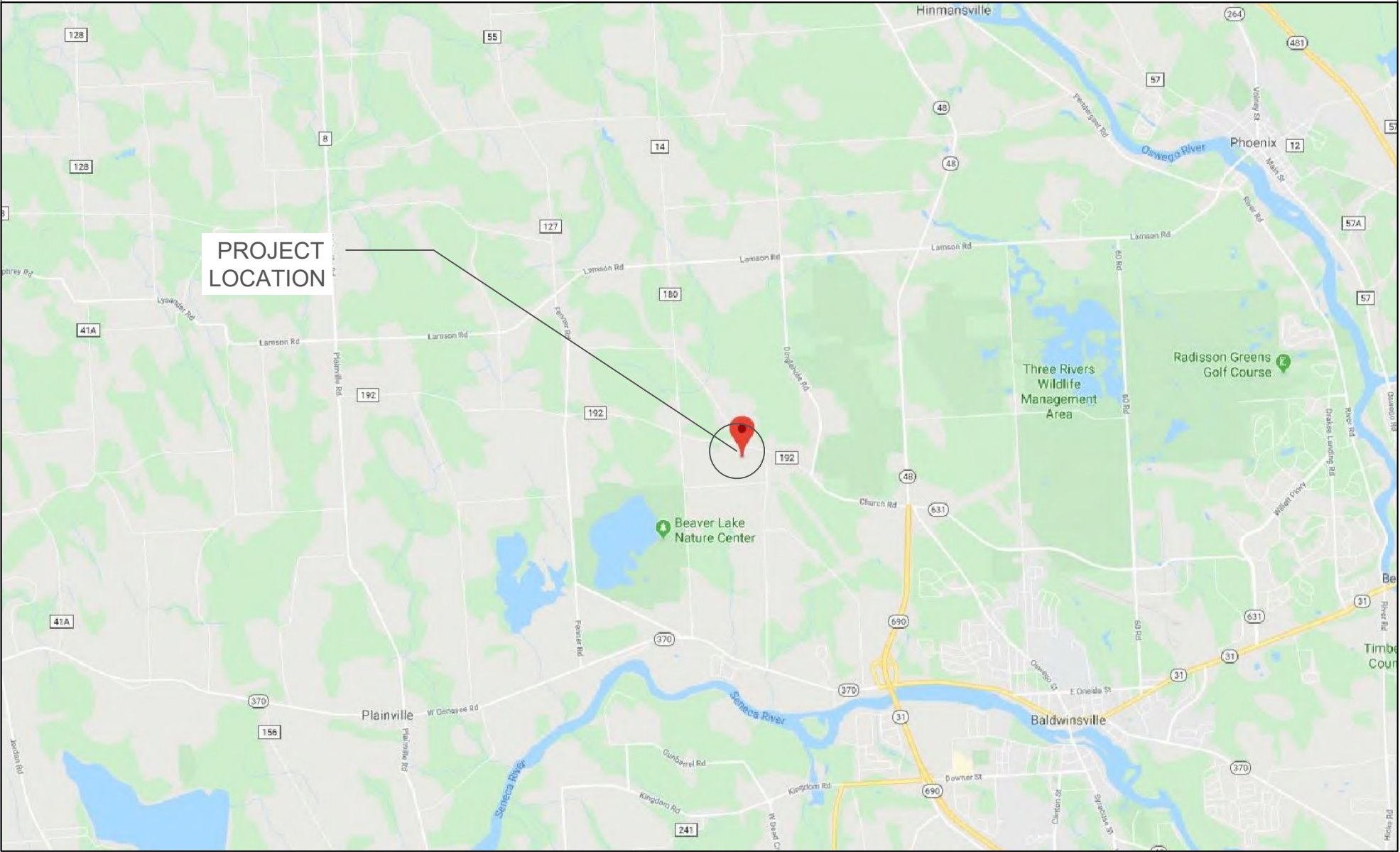
ADDRESS

OYA CHURCH ROAD - A

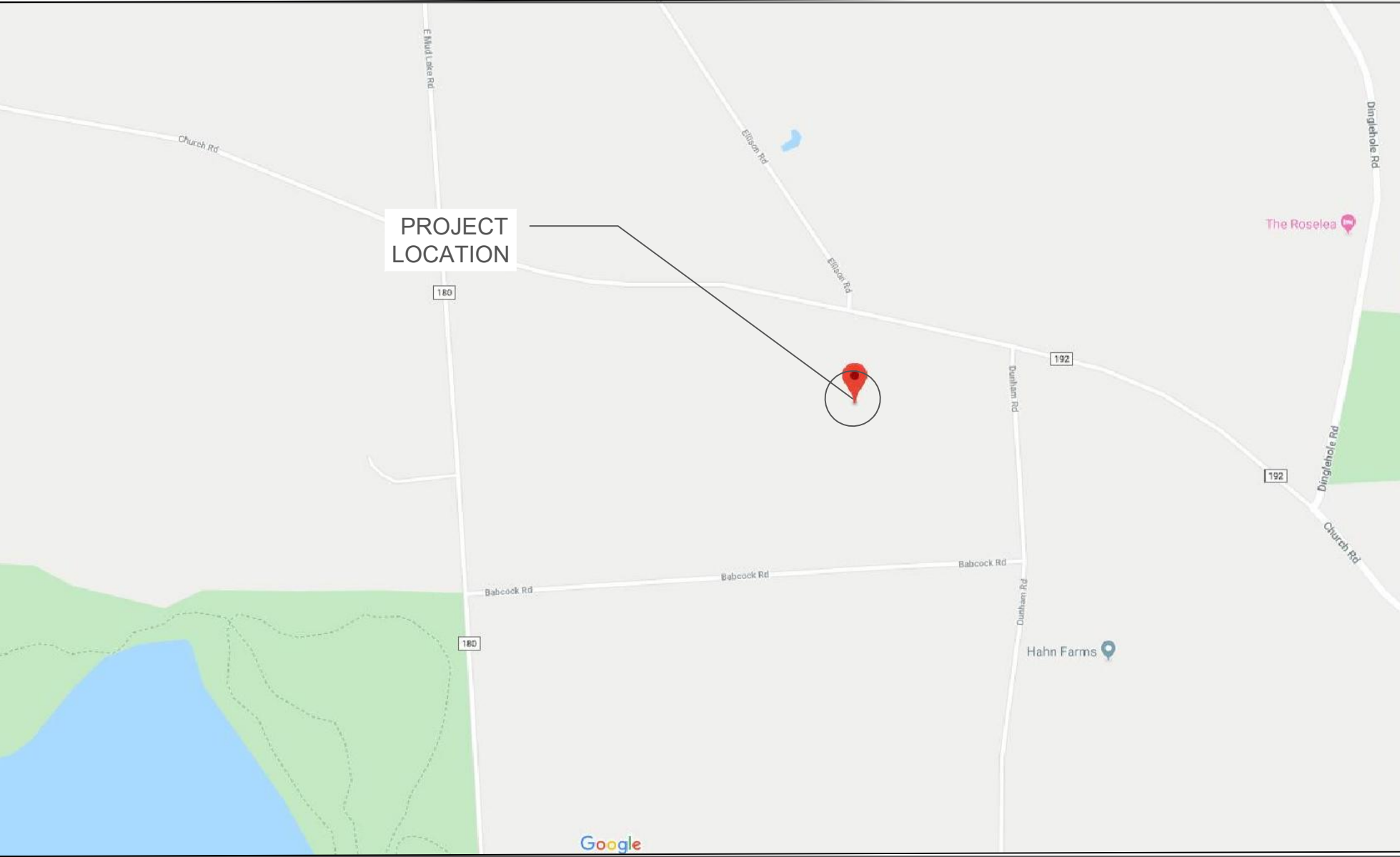
1671 CHURCH RD., LYSANDER,
NY 13027

PROJECT GPS COORDINATES
43.191329, -76.389541

REGION MAP



STREET MAP



DRAWING LIST

DWG#	NAME	REV#	REV DATE
0000	COVER PAGE	04	2020-02-03
S-200	PERMITTING SITE PLAN	05	2020-02-03
S-210	TRACKER RACKING DETAILS	01	2020-01-24
S-212	TYPICAL EQUIPMENT PLANS AND ELEVATIONS	01	2020-01-24
S-213	TYPICAL O/H LINE POLE ELEVATIONS	01	2020-01-24
S-214	TYPICAL UTILITY POLE CLUSTER AND METERING	01	2020-01-24
S-220	SITE FENCE DETAILS	01	2020-01-31
S-221	VISUAL SCREENING - PLAN VIEW	02	2020-02-03
S-222	VISUAL SCREENING - CAMERA VIEW (1 OF 4)	01	2020-01-29
S-223	VISUAL SCREENING - CAMERA VIEW (2 OF 4)	01	2020-01-29
S-224	VISUAL SCREENING - CAMERA VIEW (3 OF 4)	02	2020-02-03
S-225	VISUAL SCREENING - CAMERA VIEW (4 OF 4)	01	2020-01-31
S-900	SPECIFICATION SHEETS (1 OF 2)	01	2020-01-31
S-901	SPECIFICATION SHEETS (2 OF 2)	01	2020-01-31

PROJECT DESCRIPTION

THE PROJECT IS A 5MWAC GRID-TIE PHOTOVOLTAIC (PV) SYSTEM INSTALLED ON PARCEL ID: 030.-01-09.0, IN LYSANDER, NY.

THE SYSTEM WILL CONSIST OF QTY(18746) TALESUN TP6G72M-9BB 400W PV MODULES CONNECTED TO QTY(1) POWER ELECTRONICS HEMK-FS2125K INVERTER (CURTAILED TO 2000KW AC), AND QTY(1) POWER ELECTRONICS HEMK-FS3190K INVERTER (CURTAILED TO 3000KW AC).

THE POINT OF INTERCONNECTION (POI) WILL BE AT THE EXISTING NATIONAL GRID UTILITY POLE LOCATED AT 43.193131, -76.387394.

AC SYSTEM SIZE: 5000 KW AC
DC SYSTEM SIZE: 7498.400 KW DC

PROJECT TEAM

PROJECT DEVELOPER

OYA SOLAR NY L.P.
335 MADISON AVE, 4TH FLOOR
NEW YORK, NY 10017
+1 866 284 7980
WWW.OYASOLAR.COM



ENGINEERING CONSULTANT

C&S ENGINEERS , INC.
499 COL. EILEEN COLLINS BLVD.
SYRACUSE, NY 13212
+1 315 455 2000
WWW.CSCOS.COM



DEVELOPER:



OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2019-12-23	COVER PAGE	KA
02	2020-01-24	LAYOUT UPDATE S-200	KA
03	2020-01-29	VISUAL SCREENING ANALYSIS ADDED	KA
04	2020-02-03	LAYOUT UPDATE - PITCH TO 21'	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A

1671 CHURCH ROAD, LYSANDER,
NY 13027

GPS: 43.191329, -76.389541

DRAWING TITLE:

PROJECT COVER

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

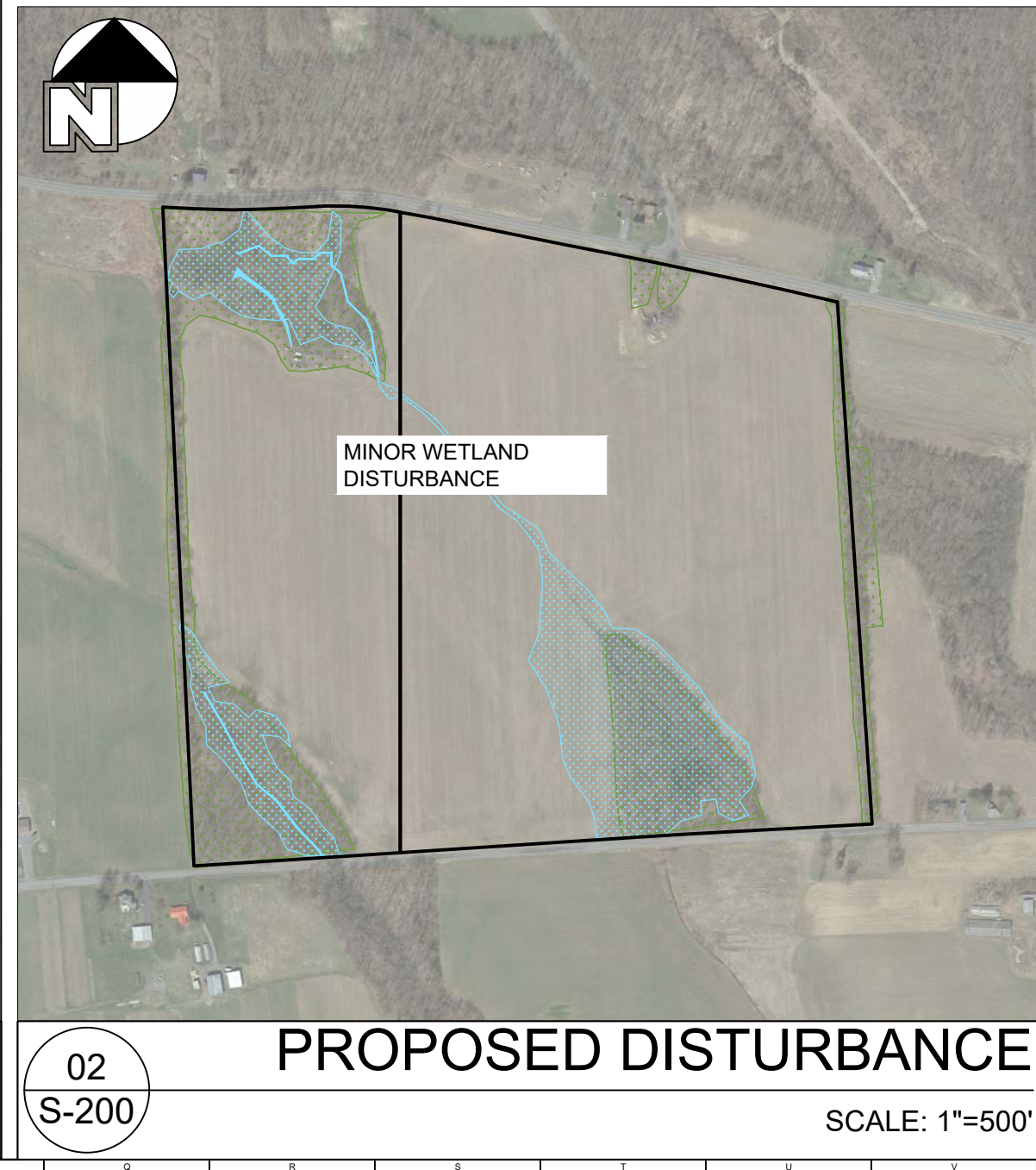
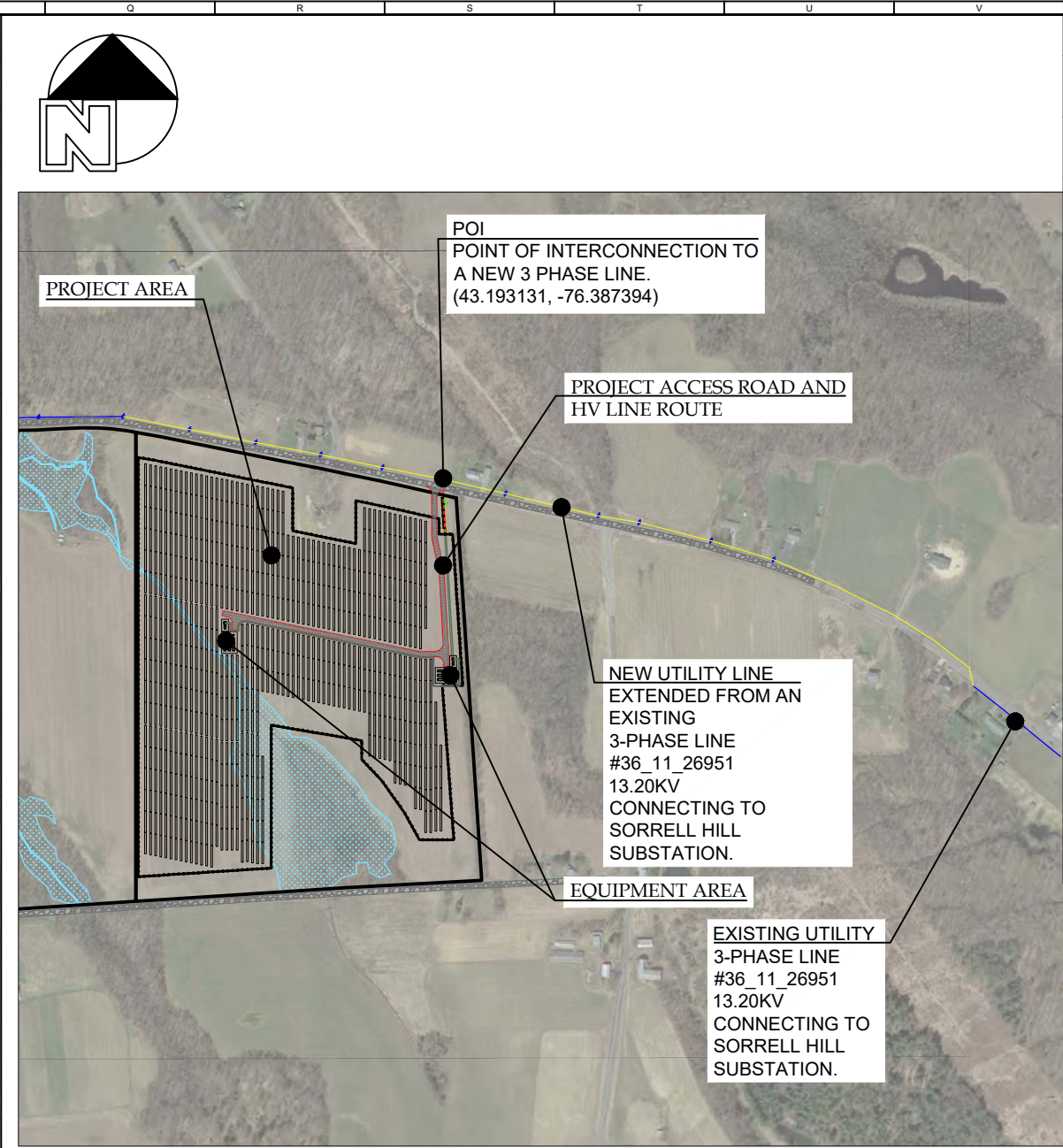
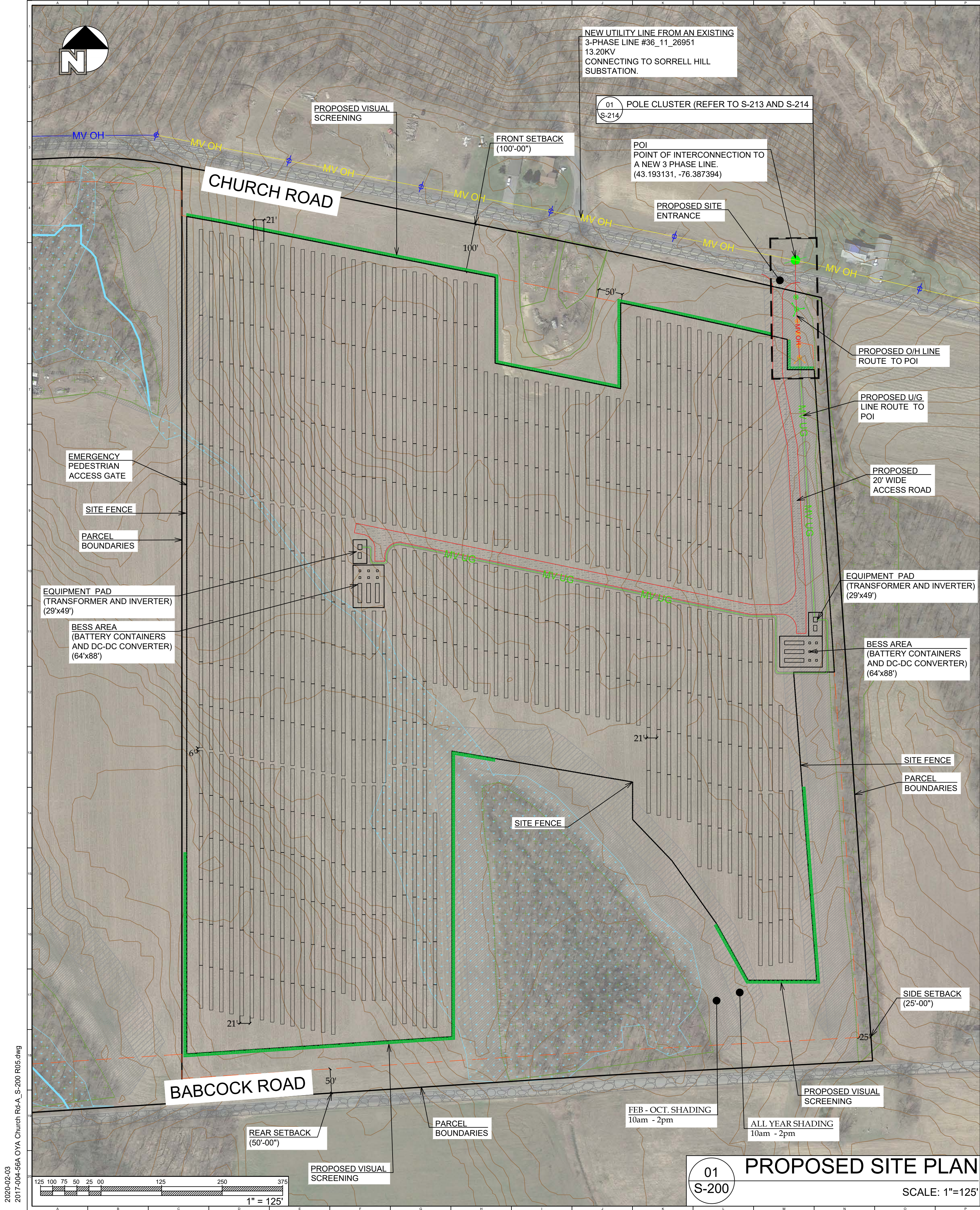
IMPERIAL

DRAWING NUMBER:

S.0000

SCALE:

N.T.S



	PARCEL BOUNDARY		ONE STRING OF 26 PANELS
	SITE FENCE		X-XX: DETAIL INDEX X-XX: DRAWING NUMBER
	SETBACK		WATER BODIES (STREAMS/LAKES)
	EXISTING UTILITY POLE		WETLANDS BUFFER
	POI - EXISTING UTILITY POLE		EXISTING ROAD
	NEW UTILITY POLE		PROPOSED ACCESS ROAD
	NEW DEVELOPER POLE		EXISTING FORESTED AREA
	PROPOSED HV LINE (UNDER GROUND)		EXISTING TREES TO BE REMOVED
	PROPOSED HV LINE (OVERHEAD)		DELINEATED WETLANDS
	EXISTING UTILITY HV LINE		VISUAL SCREENING
	NEW 3-PHASE LINE BY UTILITY		ALL YEAR SHADING 10am - 2pm
	EQUIPMENT PADS		FEB - OCT. SHADING 10am - 2pm
	CONTOUR LINES		

ZONING	
ZONE PROVISION	AGRICULTURAL (A) (SOLAR LAW)
SETBACK REQUIREMENTS:	CITY OF LYSANDER
MAX. LOT COVERAGE	50% (SOLAR LAW)
FRONT YARD	100.00 FT (WITH VISUAL SCREENING)
INTERIOR SIDE YARD	25.00 FT
EXTERIOR SIDE YARD	25.00 FT
REAR YARD	50.00 FT
WETLAND BUFFER	0 FT
BUILDING HEIGHT (MAXIMUM)	20.00 FT (SOLAR LAW)

SYSTEM SUMMARY	
SYSTEM SIZE (DC)	7498.400 KW DC
SYSTEM SIZE (AC)	5000 KW AC
MODULE	
MANUFACTURER/ MODEL	TALESUN
MODULE OUTPUT	BIPRO (TP6G72M-9BB 400W)
MODULE COUNT	18746
STRING SIZE	26
RACKING	
MANUFACTURER/MODEL	MAGNA AXSUS SINGLE AXIS TRACKER
TILT	-60° TO +60°
AZIMUTH	0°
MODULE CONFIGURATION	PORTRAIT
PITCH	21 FT
NO. OF PILES	3202

SITE USAGE	
TOTAL PARCEL AREA	55.27 ACRES
FENCED IN AREA	38.85 ACRES
FENCE PERIMETER	6963 FT.
MODULE COVERAGE PERCENTAGE (FOOT PRINT)	17.18%
MODULE COVERAGE AREA (FOOT PRINT)	9.50 ACRES
VISUAL SCREENING	4072 FT
TRANSFORMER TO PCC DISTANCE	1907 FT
PCC TO POI DISTANCE	102 FT
ACCESS ROAD WIDTH	20 FT
ACCESS ROAD LENGTH	1745 FT
PARCEL FORESTED AREA	5.53 ACRES
TREE CLEARING AREA	0 ACRES
FARMLAND AREA	45.91 ACRES
WETLAND AREA	7.50 ACRES
DISTURBED WETLAND AREA	0.00082 ACRES (35.76 SQ.FT.)

NOTES:	
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. 2. THE LAYOUT IS DEVELOPED USING JANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019. 3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV ARRAY LAYOUT. 4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS. 5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT. 6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION. 7. LOCATION AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS. 8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COURLING). 9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').	
PROJECT NAME AND ADDRESS:	
OYA CHURCH RD - A 1671 CHURCH ROAD, LYSANDER, NY 13027 GPS: 43.191329, -76.389541	
DRAWING TITLE:	
PERMITTING SITE PLAN	
CHECKED BY: MM	DRAWN BY: KA

PROJECT NUMBER: 2017-004-56A	
UNITS: IMPERIAL	DRAWING NUMBER: S-200
SCALE: 1"=125'	

DEVELOPER:

OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2019-10-23	WETLAND DELINEATION	KA
02	2019-11-05	POI RE-LOCATE/SUBDIVISION UPDATE	KA
03	2019-12-20	SUBDIVISION AND LAYOUT UPDATE	KA
04	2020-01-31	INV. AND TX. LOCATION UPDATE	KA
05	2020-02-03	PITCH INCREASED TO 21'	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER, NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

PERMITTING
SITE PLAN

CHECKED BY:
MM

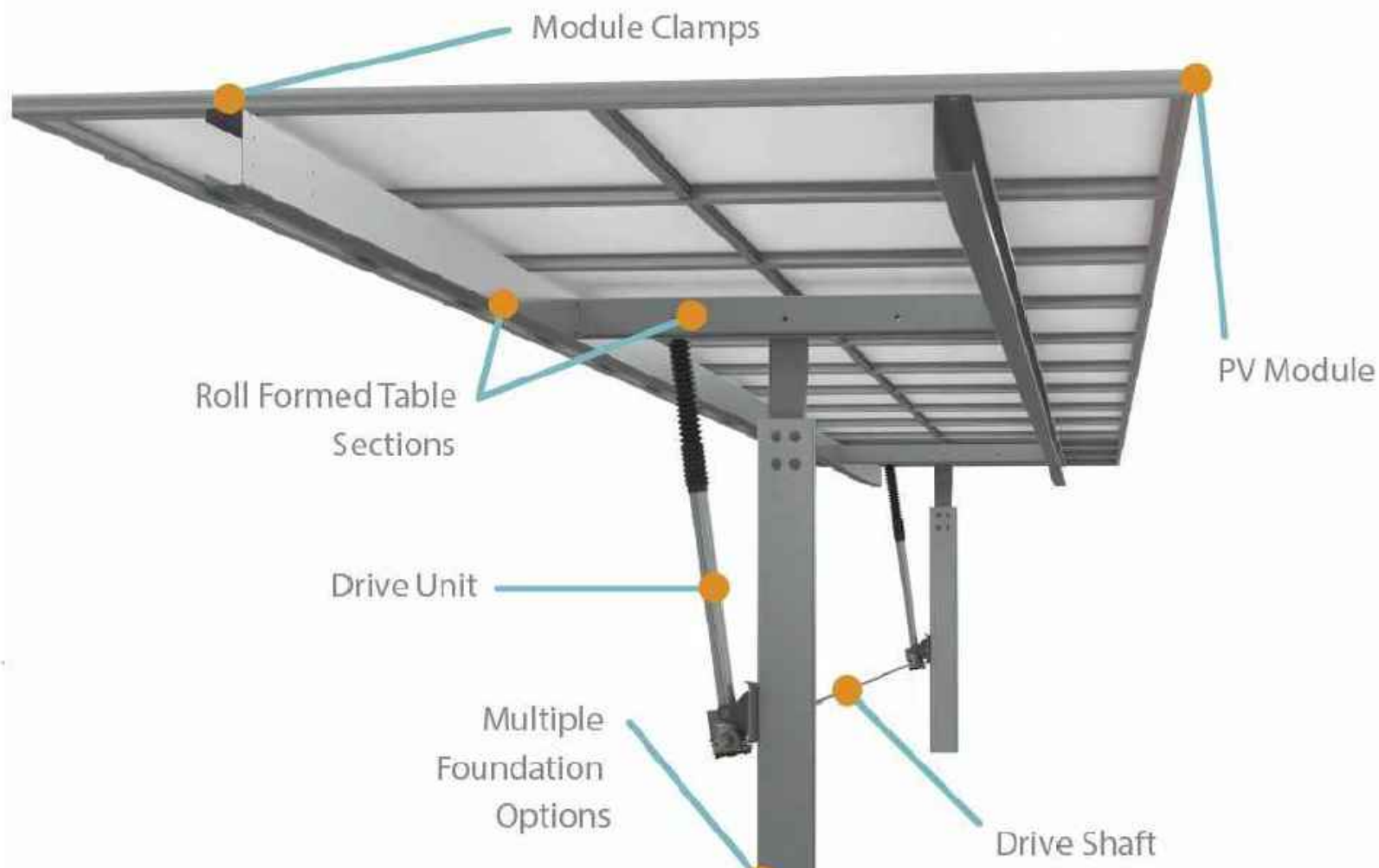
DRAWN BY:
KA

PROJECT NUMBER:
2017-004-56A

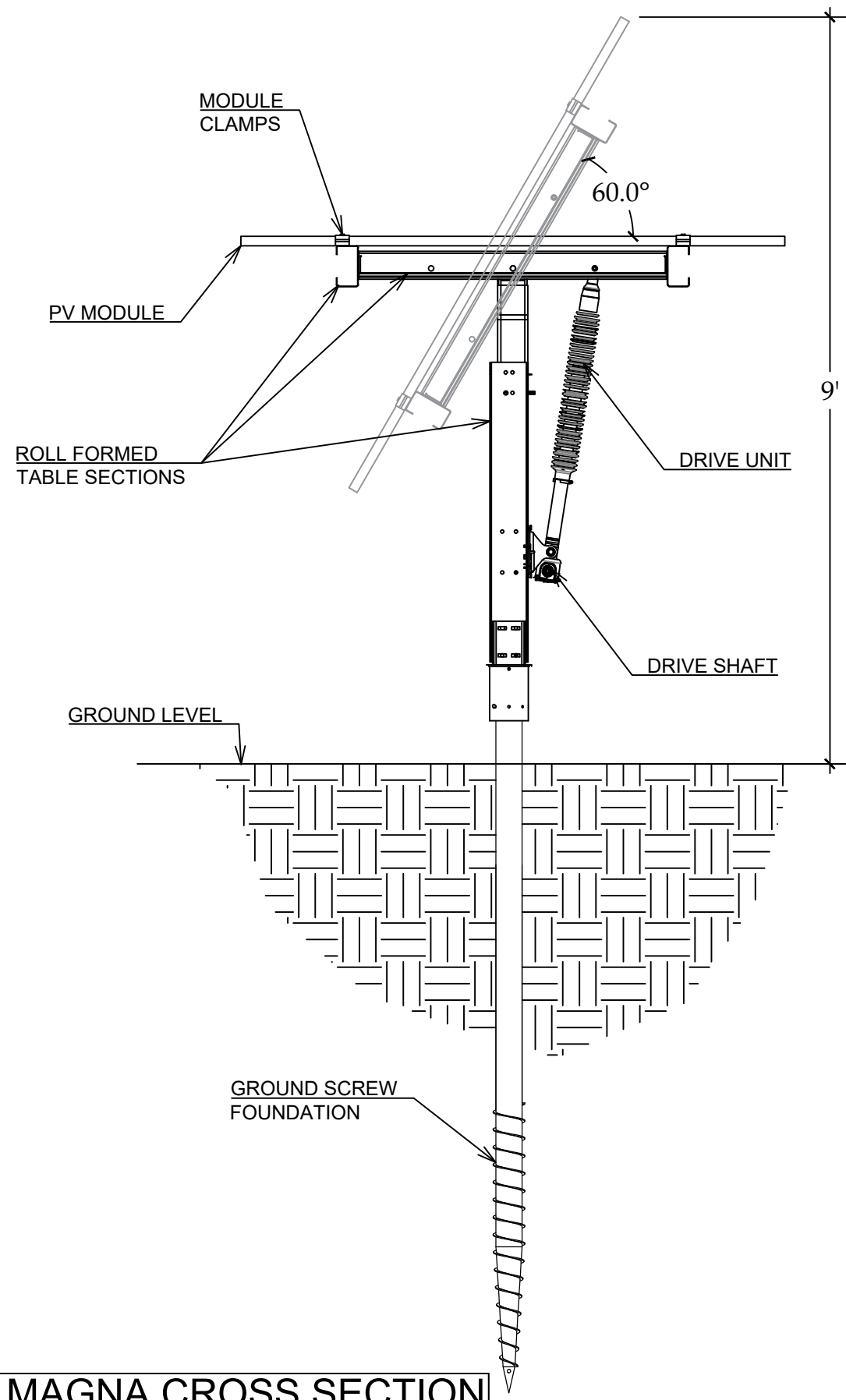
UNITS:
IMPERIAL

DRAWING NUMBER:
S-200

SCALE:
1"=125'

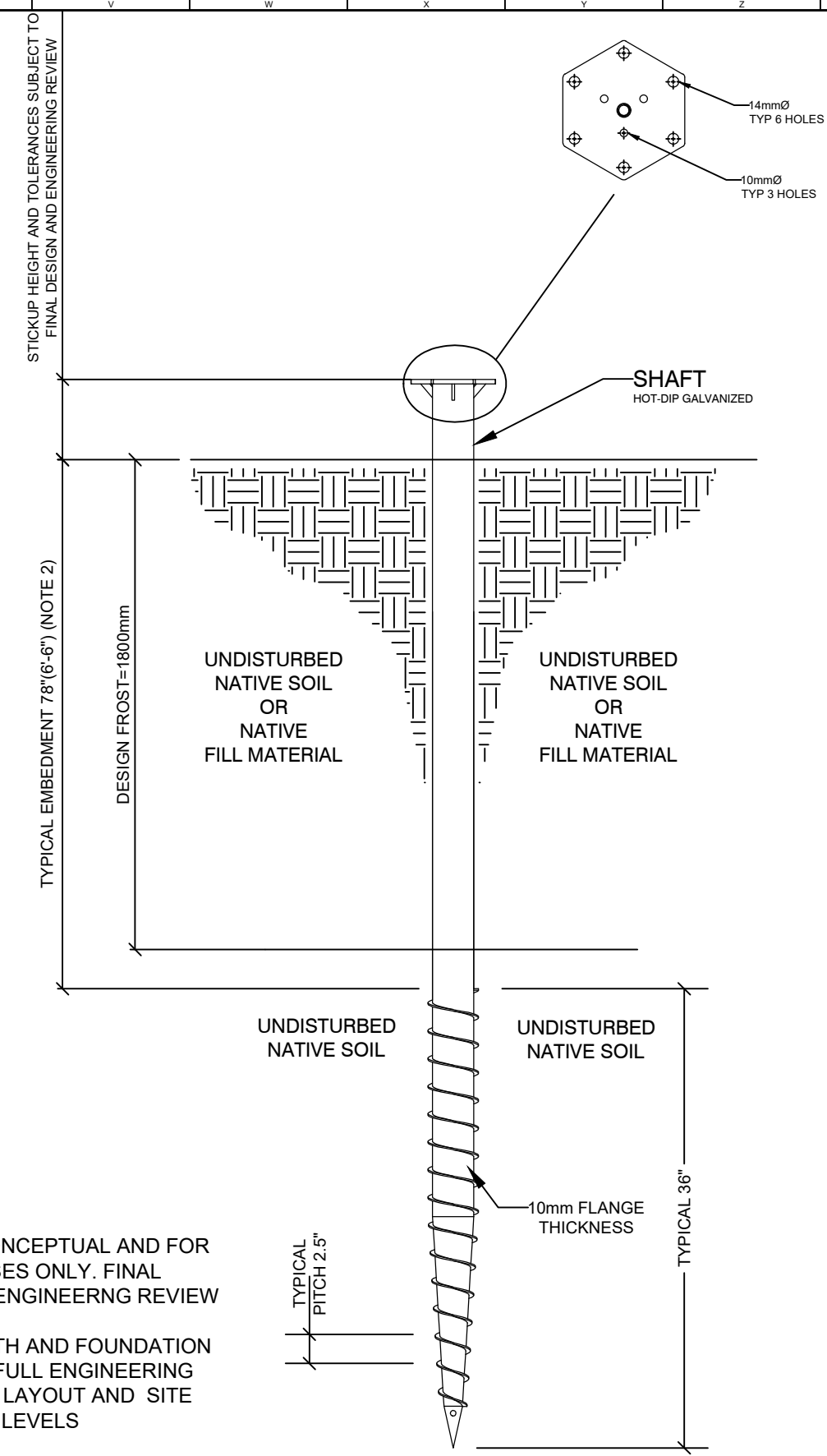


01
S-210
TYPICAL MAGNA ISOMETRIC VIEW
SCALE: N.T.S

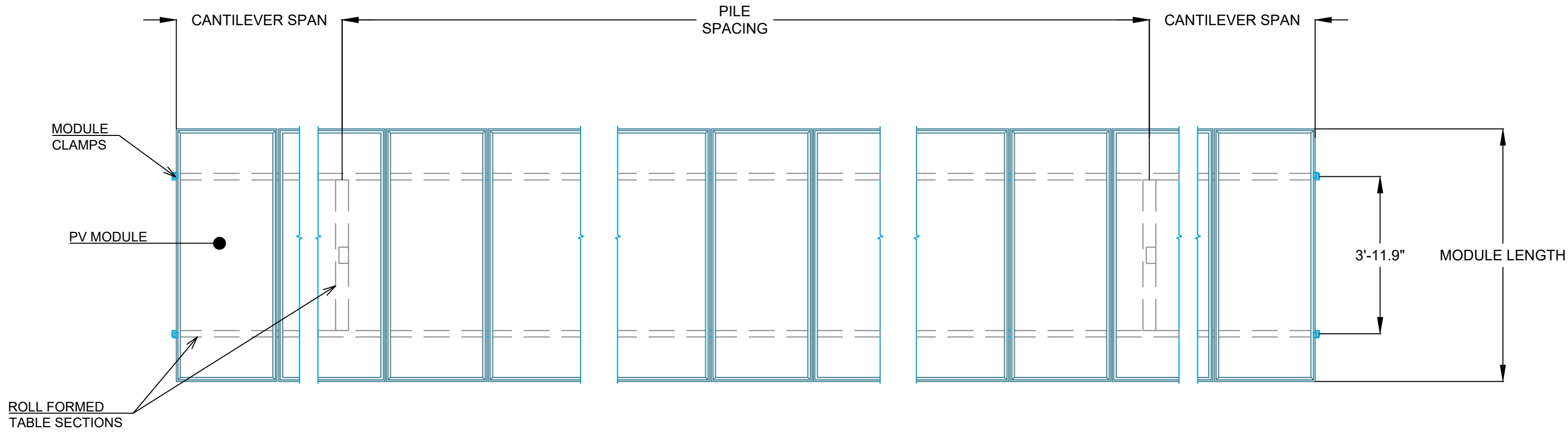


02
S-210
TYPICAL MAGNA CROSS SECTION
SCALE: N.T.S

- NOTES:
1. DETAIL IS SHOWN AS CONCEPTUAL AND FOR DIAGRAMMATIC PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO ENGINEERING REVIEW AND APPROVAL.
 2. FINAL EMBEDMENT DEPTH AND FOUNDATION DESIGN IS SUBJECT TO FULL ENGINEERING DESIGN, FINAL RACKING LAYOUT AND SITE SPECIFIC FROST HEAVE LEVELS.

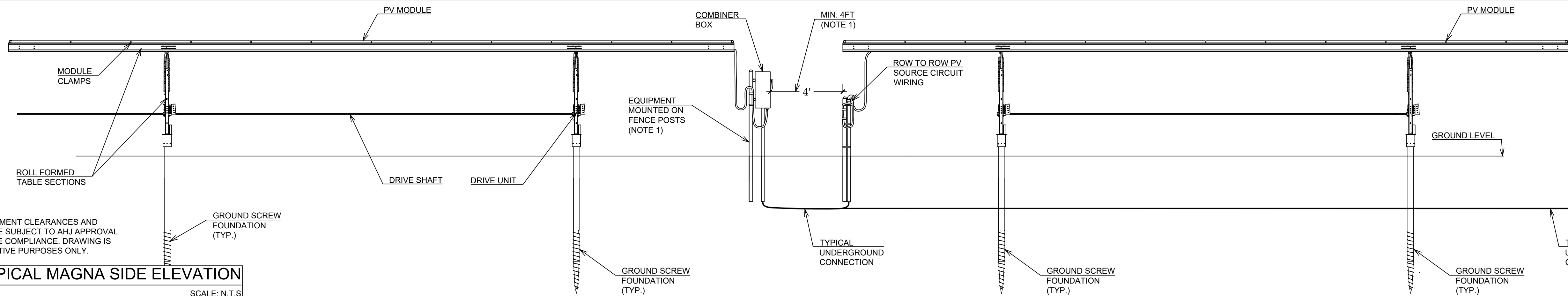


03
S-210
TYPICAL GROUND SCREW FOUNDATION
SCALE: N.T.S



- NOTES:
1. FINAL PILE SPACING AND CANTILEVER DIMENSIONS ARE SUBJECT TO DETAILED RACKING DESIGN. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

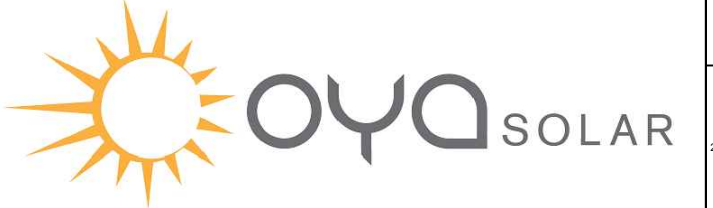
04
S-210
TYPICAL MAGNA RACKING PLAN VIEW
SCALE: N.T.S



- NOTES:
1. FINAL EQUIPMENT CLEARANCES AND MOUNTING ARE SUBJECT TO AHJ APPROVAL AND NEC CODE COMPLIANCE. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

05
S-210
TYPICAL MAGNA SIDE ELEVATION
SCALE: N.T.S

DEVELOPER:



OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-24	MAGNA TRACKER RACKING DETAILS	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

TYPICAL MAGNA
DETAILS

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

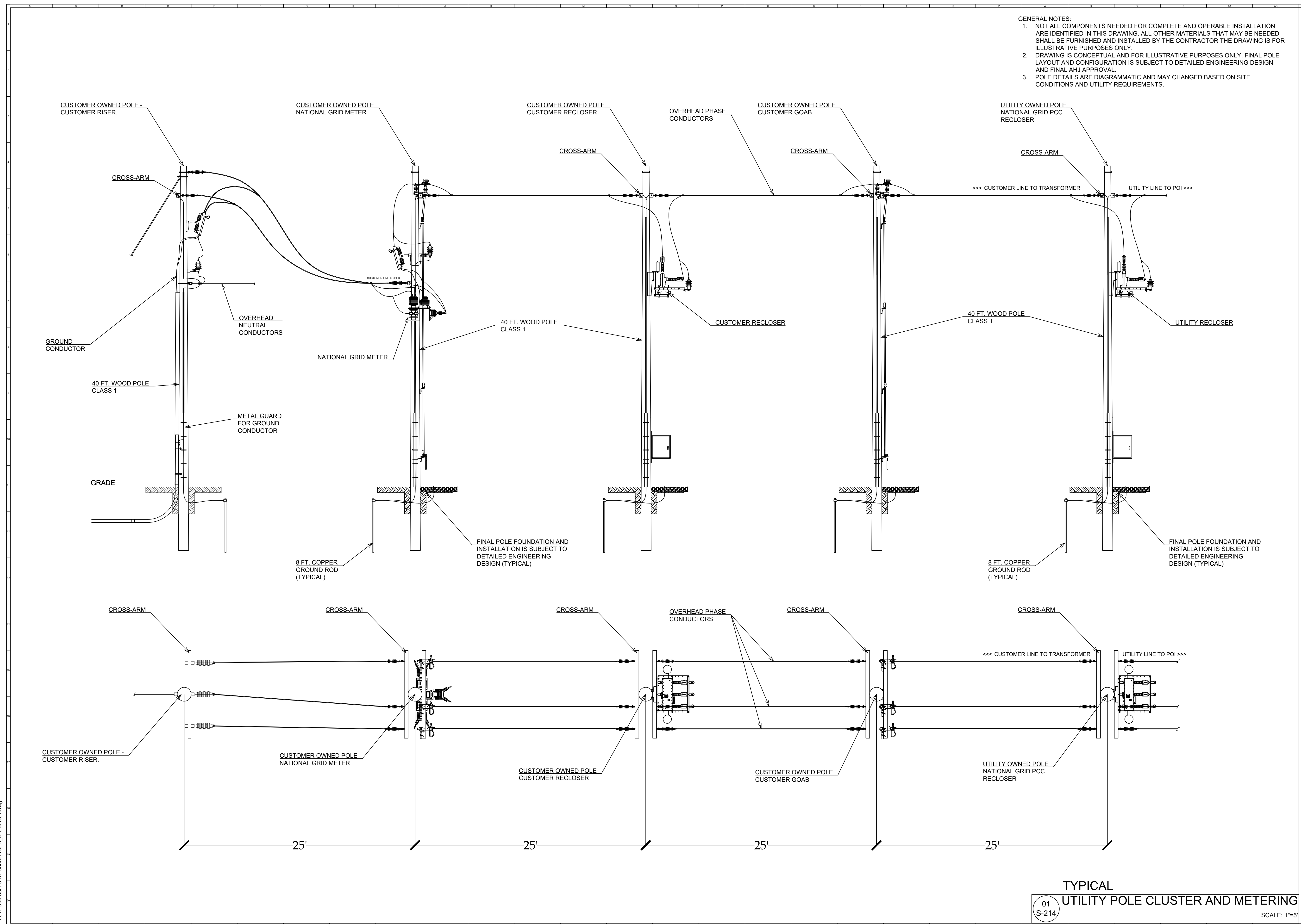
IMPERIAL

DRAWING NUMBER:

S-210

SCALE:

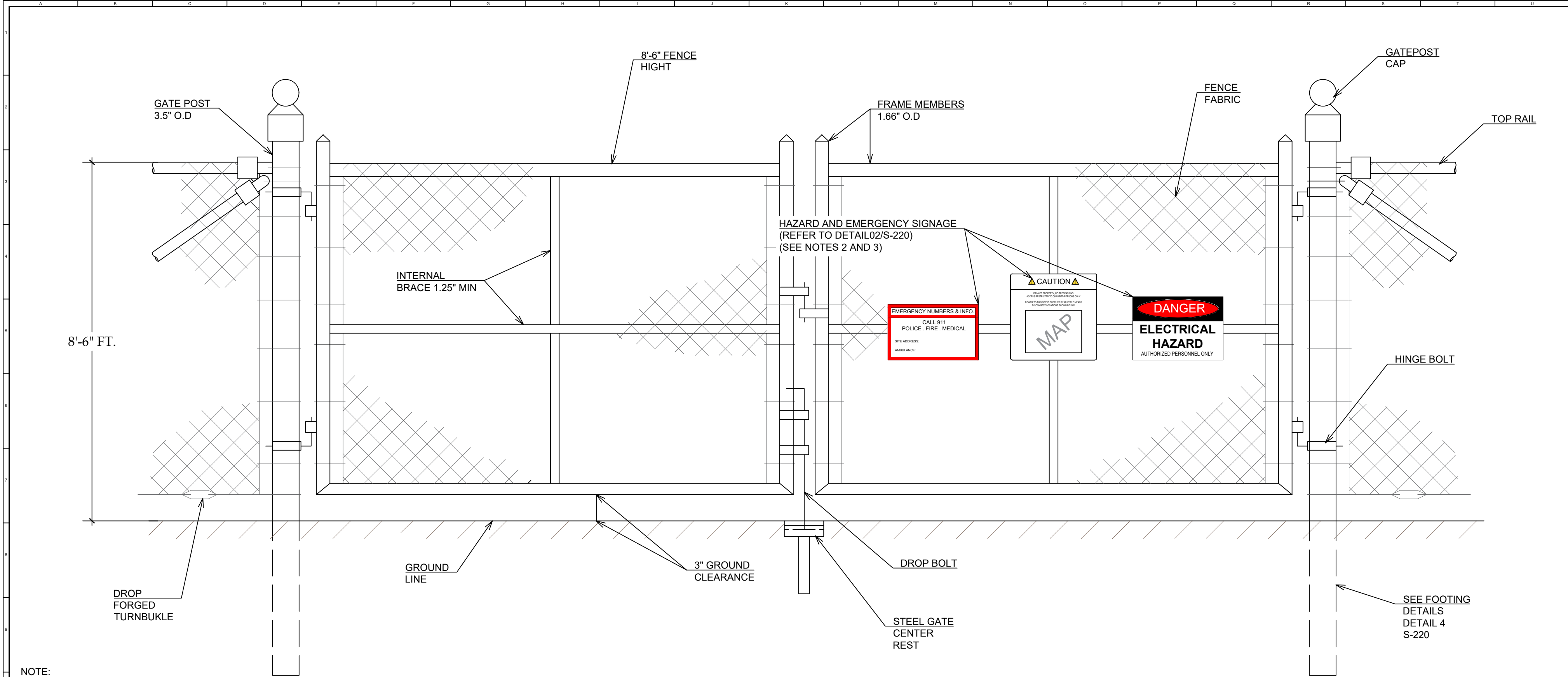
N.T.S



DEVELOPER:

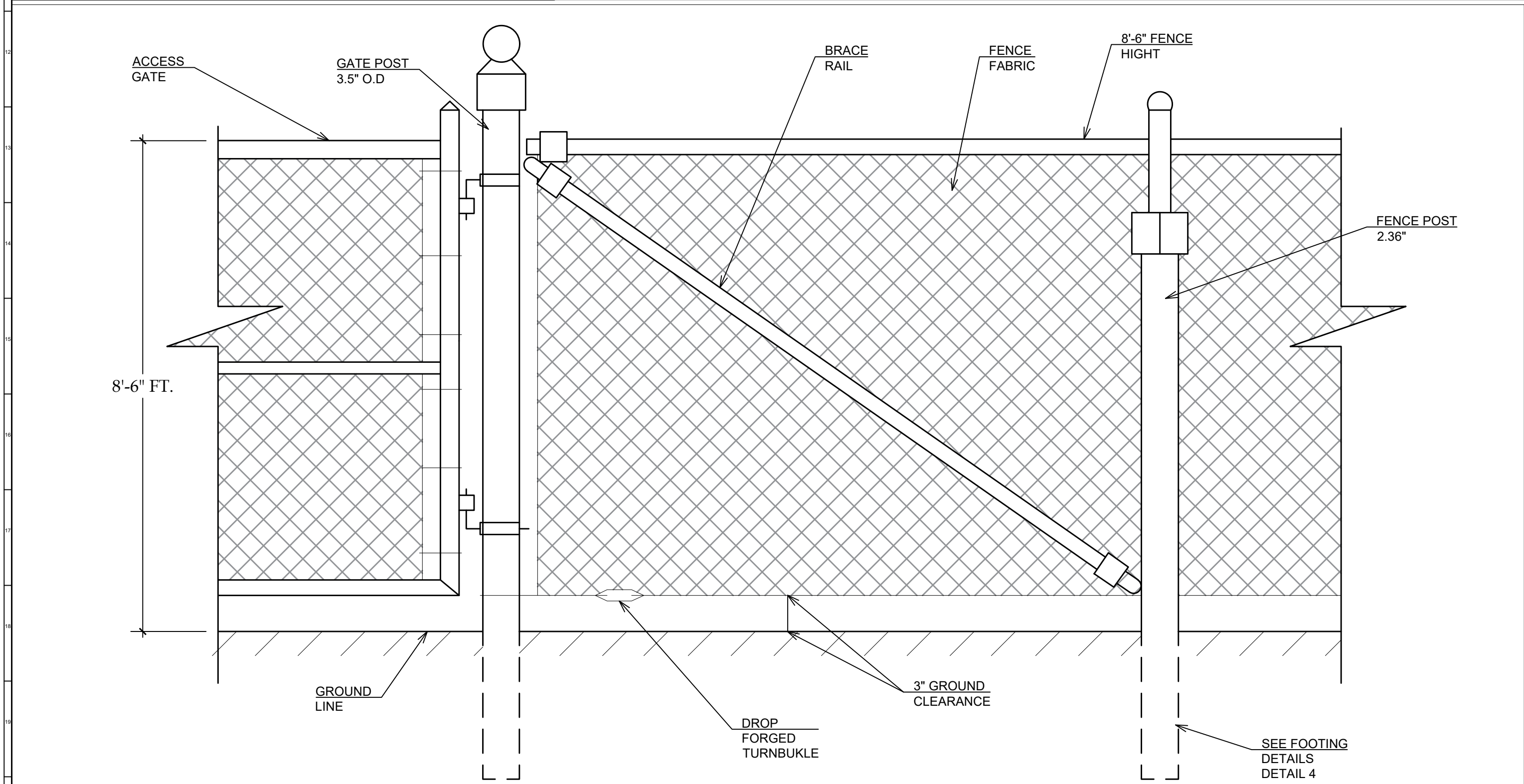
OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

OYA PROJECT MANAGER:



- NOTE:
- DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GATE DESIGN AND LAYOUT IS SUBJECT TO DETAILED ENGINEERING AND AHJ APPROVAL. ALTERNATIVE DESIGN FOR SWING GATE IS 20FT CANTILEVERED SLIDING GATE.
 - SECURITY FENCE HEIGHT TO BE MIN. 8'-6" PER TOWN OF LYSANDER SOLAR LAW REQUIREMENTS. FINAL FENCE DESIGN SUBJECT TO DETAILED ENGINEERING.
 - WARNING SIGNAGE SHALL BE POSTED EVERY 100FT ALONG THE PERIMETER OF THE FENCING AND MUST BE CLEARLY VISIBLE. FINAL SIGNAGE SUBJECT TO AHJ AND TOWN APPROVAL.

01
S-220
TYPICAL DOUBLE LEAF ACCESS GATE
SCALE: N.T.S



03
S-220
TYPICAL CHAIN LINK FENCE WITH TOP RAIL
SCALE: N.T.S

EMERGENCY NUMBERS & INFO.

CALL 911
POLICE . FIRE . MEDICAL

SITE ADDRESS:

AMBULANCE:

DANGER

ELECTRICAL HAZARD

AUTHORIZED PERSONNEL ONLY

CAUTION

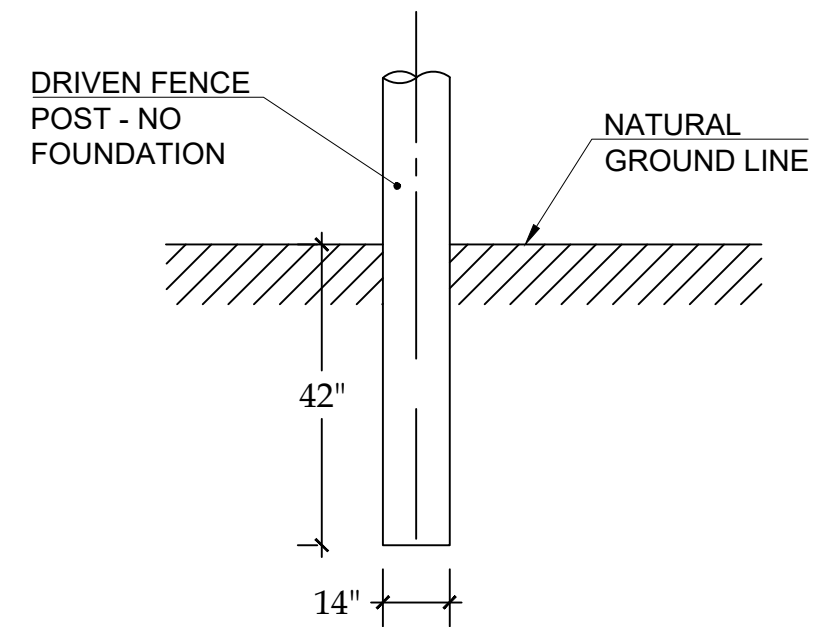
PRIVATE PROPERTY. NO TRESPASSING
ACCESS RESTRICTED TO QUALIFIED PERSONS ONLY
POWER TO THIS SITE IS SUPPLIED BY MULTIPLE MEANS
DISCONNECT LOCATIONS SHOWN BELOW

MAP

02
S-220
HAZARD AND EMERGENCY SIGNAGES
SCALE: N.T.S

- NOTE:
- DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL FENCE FOUNDATION DESIGN AND LAYOUT IS SUBJECT TO DETAILED ENGINEERING AND AHJ APPROVAL.

04
S-220
TYPICAL FENCE POST FOOTING DETAILS
SCALE: N.T.S



DEVELOPER:

OYA SOLAR

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

PROPERTY OWNER:
WENDY HAFNER

PARCEL ID:
030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	SITE FENCE DETAILS	KA

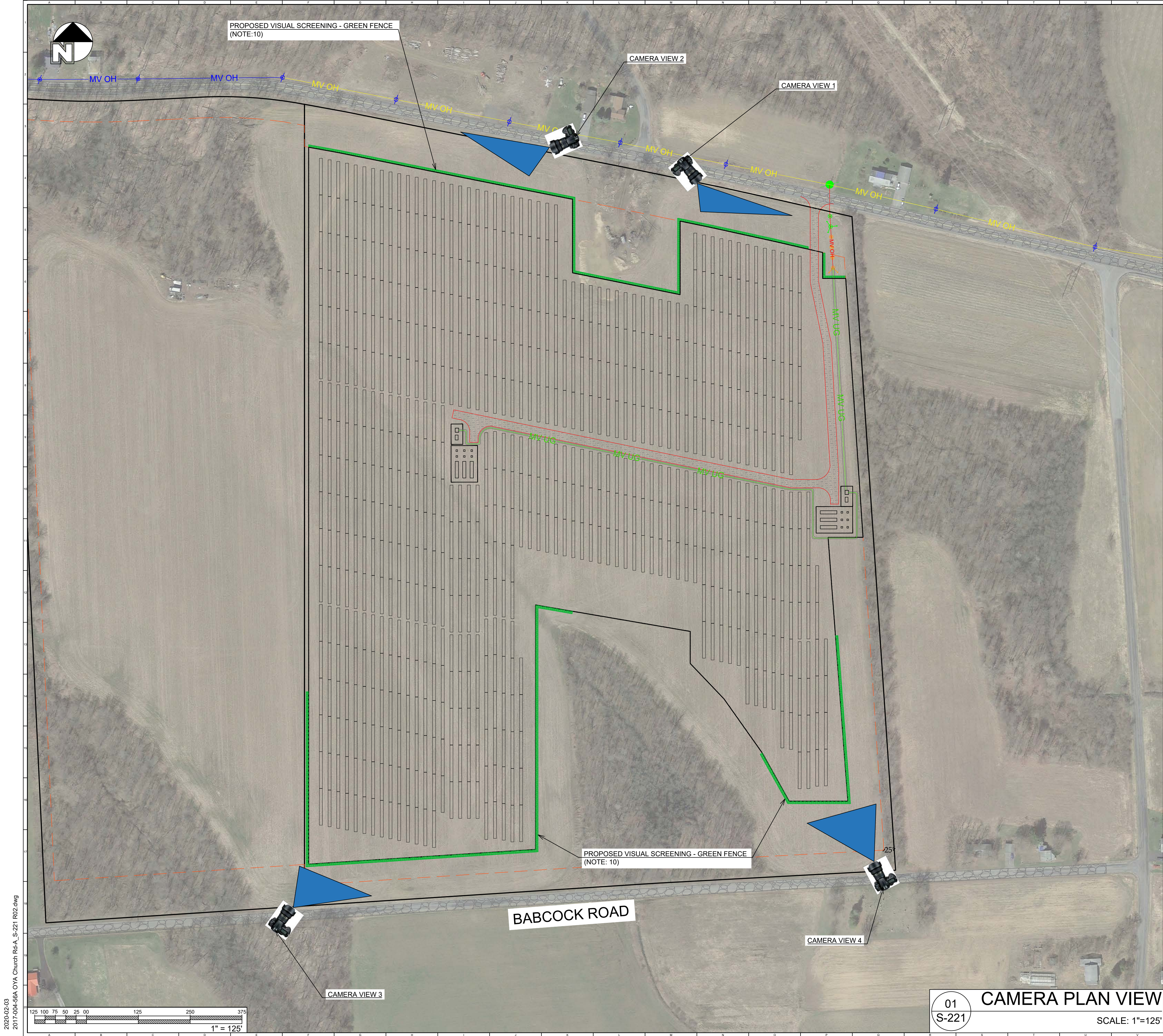
PROJECT NAME AND ADDRESS:
OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:
SITE FENCE DETAILS

CHECKED BY: MM
DRAWN BY: KA

PROJECT NUMBER:
2017-004-56A

UNITS: IMPERIAL
SCALE: N.T.S
DRAWING NUMBER:
S-220



	PARCEL BOUNDARY		X: DETAIL INDEX X-XX: DRAWING NUMBER
	SITE FENCE		EXISTING ROAD
	POI - EXISTING UTILITY POLE		PROPOSED ACCESS ROAD
	NEW UTILITY POLE		EQUIPMENT PAD
	NEW DEVELOPER POLE		ONE RACK FOR 26 MODULES (TRACKER)
	PROPOSED HV LINE (UNDER GROUND)		CAMERA LOCATION
	PROPOSED HV LINE (OVERHEAD)		VISION FIELD
	EXISTING UTILITY HV LINE		PROPOSED VISUAL SCREENING - GREEN FENCE
	NEW 3-PHASE LINE BY NG		

DEVELOPER:

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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	V.S PLAN VIEW - CAM LOCATIONS	KA
02	2020-02-03	LAYOUT UPDATE - PITCH TO 21'	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
- CAM PLAN VIEW

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

IMPERIAL

DRAWING NUMBER:

S-221

SCALE:

1"=125'

NOTES:

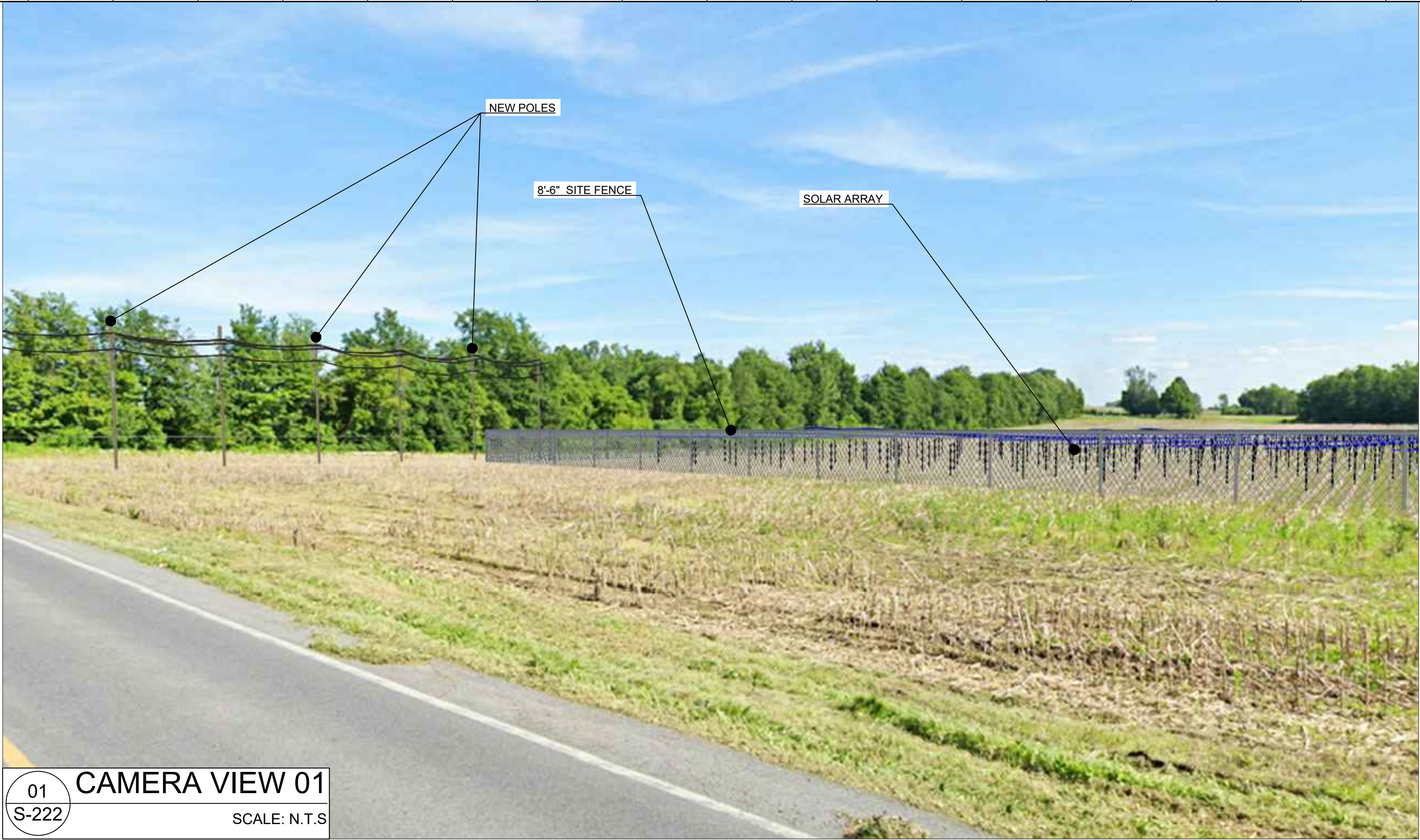
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. THE LAYOUT IS DEVELOPED USING IANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019.
3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV-ARRAY LAYOUT.
4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS.
5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT.
6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION.
7. LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.
8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COUPLING).
9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').
10. EXACT SPECIFICATION OF GREEN FENCE WILL BE USED FOR VISUAL SCREENING TO BE DETERMINED DURING THE CONSTRUCTION PHASE

01
S-221

CAMERA PLAN VIEW

SCALE: 1"=125'

2020-01-31
2017-004-56A OYA Church Rd-A_S-222 R01.dwg



01
S-222

CAMERA VIEW 01

SCALE: N.T.S

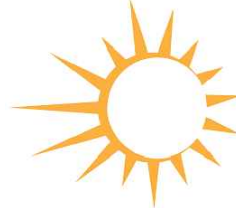


02
S-222

CAMERA VIEW 01 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



OYA

SOLAR

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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-29	CAM - 01 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 01

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

SCALE:
N.T.S

S-222



01
S-223

CAMERA VIEW 02

SCALE: N.T.S



02
S-223

CAMERA VIEW 02 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	CAM - 02 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 02

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-223

SCALE:
N.T.S

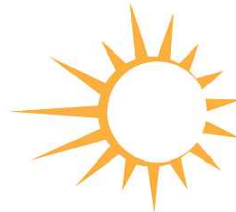


01 CAMERA VIEW 03
S-224 SCALE: N.T.S



02 CAMERA VIEW 03 - WITH SCREENING
S-224 SCALE: N.T.S

DEVELOPER:



OYA SOLAR
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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	CAM - 03 / VISUAL SCREENING	KA
02	2020-02-03	LAYOUT UPDATE - REFER TO S-200	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 03

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-224

SCALE:
N.T.S

2020-01-31
2017-004-56A OYA Church Rd-A_S-225 R01.dwg



01
S-225

CAMERA VIEW 04

SCALE: N.T.S



02
S-225

CAMERA VIEW 04 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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+1 416 840 3358 EXT.139

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030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	CAM - 04 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

**VISUAL SCREENING
CAMERA VIEW 04**

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

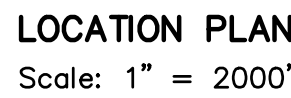
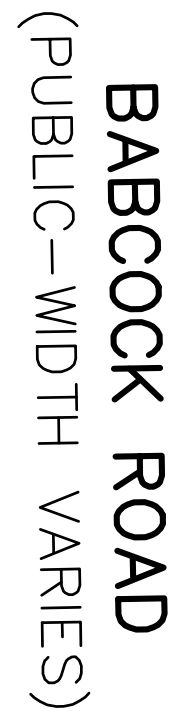
2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

SCALE:
N.T.S

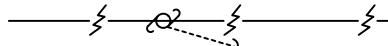
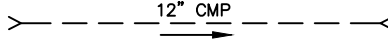
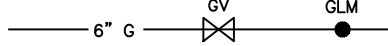
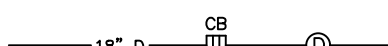
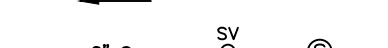
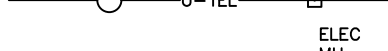
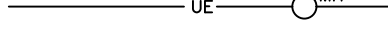
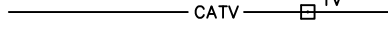
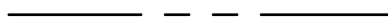
S-225



NOTES:

Total area: 104½ acres to Road Boundary.
Total number of lots: One (1) existing; Three (3) proposed.
Present Zone: Agricultural (A).
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0035F, effective date: November 4, 2016..
Wetlands not shown.
Part of Tax Map No. 30.-01-09

LEGEND:

- | | |
|---|---|
|  | indicates light stand |
|  | indicates utility pole, anchor & overhead lines |
|  | indicates iron pipe and/or monument found |
|  | |
|  | indicates bollard |
|  | indicates sign |
|  | indicates storm culvert |
|  | indicates gas main, gas valve & gas line marker |
|  | indicates water main, water valve & hydrant |
|  | indicates storm sewer, catch basin & manhole |
|  | indicates sanitary sewer, sewer vent & manhole |
|  | indicates underground telephone line, manhole & box |
|  | indicates underground electric line & manhole |
|  | indicates underground television cable & box |
|  | |
|  | indicates boundary line |
|  | indicates adjacent parcel line |
|  | indicates old/original parcel line |
|  | indicates easement line |
|  | indicates centerline road |

BULK REGULATIONS		
PRESENT ZONE:	AGRICULTURAL (A)	
	1-FAMILY	2-FAMILY
Minimum Lot Area	80,000 sq. ft.	120,000 sq. ft.
Minimum Lot Width	200 feet	250 feet
Maximum Coverage	25%	25%
Minimum Front Yard Setback	50 feet	50 feet
Minimum Rear Yard Setback	50 feet Principal Structure 20 feet Accessory Structure	50 feet Principal Structure 20 feet Accessory Structure
Minimum Side Yard Setback	20 feet one side 40 feet Total	20 feet one side 40 feet Total
Building Height	30 feet	30 feet

THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS IS A CORRECT MAP MADE
FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

DIVISION.dwg

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Solar Church Road - A		
Project Location (describe, and attach a general location map): 1671 Church Road Lysander, NY 13027		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of a 5MWAC grid-tie photovoltaic (PV) system installed on Church Road in Lysander, New York. The system will be built within a 38.85 acre fenced area, consisting of 18,746 Talesun TP6G72M-9BB 400W PV modules connected to one power electronics HEMK-FS2125K inverter (CURTAILED TO 2000kw ac), and one power electronics HEMK-FS3190K inverter (curtailed to 3000kw AC). The project will include a newly constructed access road (20' x 1,745') appropriate for access during construction and future maintenance activities.		
Name of Applicant/Sponsor: Glenn Mackay	Telephone: 416-840-3358	
	E-Mail:	
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, Managing Environmental Scientist, C&S Companies	Telephone: 315-703-4312	
	E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Blvd.		
City/PO: Syracuse	State: New York	Zip Code: 13212
Property Owner (if not same as sponsor): Wendy Hafner	Telephone:	
	E-Mail:	
Address: 113 Snappy Lane		
City/PO: Liverpool	State: NY	Zip Code: 13090

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, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Lysander Planning Board	February 6, 2020
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Planning Board (Ag Data Statement, County Park, County Road)	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater NOI	TBD
h. Federal agencies ☒ Yes ☐ No	USACE Nationwide Permit	TBD
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 County Agricultural and 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?

Agricultural land use

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? Baldwinsville Central School District

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

Onondaga County Sheriff's Department

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

Lysander Fire Department, Greater Baldwinsville Ambulance Corps.

d. What parks serve the project site?

Beaver Lake Nature Center

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? 55.27 acres

b. Total acreage to be physically disturbed? 38.85 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 55.27 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 30.26 Maximum 64.24

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 8 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 721	
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): <u>Federally regulated wetlands occur within the project limits.</u>	

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:
Work associated with the PV array involves non-jurisdictional activities such as installation of helical piles. Electrical conduit trenching will also occur in federally regulated wetlands; this activity will not result in the permanent loss of wetlands and is considered a temporary impact.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
 If Yes, describe: _____

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

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

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

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

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

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

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

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

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

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

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

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
 If Yes:

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

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

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
☒ Yes ☐ No	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.3</u> acres (impervious surface) _____ Square feet or <u>55.27</u> acres (parcel size) ii. Describe types of new point sources. <u>Not applicable</u> 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)? <u>Stormwater will be directed to on-site water and drainage ways.</u>	
If to surface waters, identify receiving water bodies or wetlands: _____ <u>Unnamed tributaries to Beaver Lake</u>	
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) <u>Heavy equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Not applicable</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Not applicable</u>	
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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	
☐ Yes ☐ No	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Construction equipment 7am - 7pm during construction phase only	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.3	+0.3
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	31.35	0	-31.35
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	7.50	7.50	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Solar PV Array, wetland areas with solar racks installed, and pervious access road</u>	0	38.55	+38.55

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____ _____																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ >6 feet																	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bombay loam</td> <td style="width: 20%; text-align: right;">59.3 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Madrid loam</td> <td style="text-align: right;">10.2 %</td> <td></td> </tr> <tr> <td>Hilton loam</td> <td style="text-align: right;">10.3 %</td> <td></td> </tr> </table>		Bombay loam	59.3 %		Madrid loam	10.2 %		Hilton loam	10.3 %								
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d. What is the average depth to the water table on the project site? Average: _____ 1.5-2 feet																	
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 20%; text-align: right;">12.4 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">79.8 % of site</td> <td></td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">7.8 % of site</td> <td></td> </tr> </table>		☒ Well Drained:	12.4 % of site		☒ Moderately Well Drained:	79.8 % of site		☒ Poorly Drained	7.8 % of site								
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 20%; text-align: right;">23.4 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">76.6 % of site</td> <td></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		☒ 0-10%:	23.4 % of site		☒ 10-15%:	76.6 % of site		☐ 15% or greater:	_____ % of site								
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☐ 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>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.																	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No																	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> <td style="width: 40%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland PFO1/SS1E</td> <td>Approximate Size 7.50</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name Freshwater Forested/Shrub Wetland PFO1/SS1E	Approximate Size 7.50		• Wetland No. (if regulated by DEC)	_____		
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• Wetlands:	Name Freshwater Forested/Shrub Wetland PFO1/SS1E	Approximate Size 7.50															
• Wetland No. (if regulated by DEC)	_____																
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:																	
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____																	

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-footed mouse</td> <td style="width: 33%; border-bottom: 1px solid black;">Meadow vole</td> <td style="width: 33%; border-bottom: 1px solid black;">Whitetail deer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Red-tailed hawk</td> <td style="border-bottom: 1px solid black;">Eastern wild turkey</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			White-footed mouse	Meadow vole	Whitetail deer	Red-tailed hawk	Eastern wild turkey	
White-footed mouse	Meadow vole	Whitetail deer						
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: _____ Some adjoining properties may be used for hunting, trapping, and/or fishing, but there is no effect from the proposed action.								
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? 38.55 ii. Source(s) of soil rating(s): USDA 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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Local nature center</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Beaver Lake Nature Center</u> iii. Distance between project and resource: _____ <u>0.8</u> 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

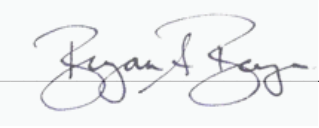
Attach any additional information which may be needed to clarify your project.

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 2-6-2020

Signature  Title Managing Environmental Scientist



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]	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



Source: Google Maps

Not to Scale

**OYA Solar Church Road – A
Solar Site**

**1671 Church Road, Town of Lysander,
Onondaga County, New York**



**Figure 1
Project Location Map**

Feasibility Statement – Church Road A

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

Church Road A**Section II - C**

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

Church Road A

Section I – H

Not applicable.

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

Church Road A

Section I – J

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

Onondaga County Industrial Development Agency



Project Summary

5/1/2020

1. Project	OYA Church Road B LLC	2. Project Number	3101-20-07B
3. Location	Lysander	4. School District	Baldwinsville Central School District
5. Tax Parcel(s)	030.-01-09.0	6. Project Type	New Construction: Solar Development
		Village	-

7.Total Project Cost	\$	2,206,644	8. Total Jobs	0.5
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	0.5
Building	\$	894,000	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	1,271,144		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	41,500		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Abatement/Benefit Analysis

OYA Church Road B LLC

Fiscal Impact (\$)

Estimated Abatement	\$	476,670
Sales Tax	\$	101,690
Mortgage Tax		
Property Tax Relief (PILOT)	\$	374,980
Estimated New Investment	\$	6,979,001
PILOT Payments	\$	126,917
Project Wages (10 years)	\$	1,872,000
Construction Wages	\$	2,814,940
Employee Benefits (10 years)		
Project Capital Investment	\$	2,165,144
New Sales Tax Generated		N/A
Agency Fees	\$	28,583
Agency Legal Fees	\$	5,517

Benefit:Abatement Ratio **14.64 :1**

Project Description

OYA Church Road B LLC ("OYA") is proposing to develop a 1 MWAC solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, New York. The Proposed Project will operate over a 30-year term.

OYA Church Road B LLC

5/1/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	2,223
Projected Year 1 Revenue to be generated as a result of the project:	\$	5,500
Total Project Cost	\$	2,206,644
OCIDA Estimate of Project Value	\$	541,286
Projected MW (AC) to be generated		5
Estimated Property Tax Revenue if there was no project	\$	49,250
Scheduled PILOT Payments	\$	176,167

Year	Onondaga County	Town Lysander	Baldwinsville Central School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	16.5%	6.4%	77.1%	100.0%		
2019-2020	\$ 368	\$ 142	\$ 1,714	\$ 2,223	\$ 2,223	
1	\$ 908	\$ 352	\$ 4,240	\$ 5,500	\$ 15,898	\$ 10,398
2	\$ 926	\$ 359	\$ 4,325	\$ 5,610	\$ 16,216	\$ 10,606
3	\$ 944	\$ 366	\$ 4,412	\$ 5,722	\$ 16,540	\$ 10,818
4	\$ 963	\$ 374	\$ 4,500	\$ 5,837	\$ 16,871	\$ 11,035
5	\$ 982	\$ 381	\$ 4,590	\$ 5,953	\$ 17,209	\$ 11,255
6	\$ 1,002	\$ 389	\$ 4,682	\$ 6,072	\$ 17,553	\$ 11,480
7	\$ 1,022	\$ 396	\$ 4,775	\$ 6,194	\$ 17,904	\$ 11,710
8	\$ 1,042	\$ 404	\$ 4,871	\$ 6,318	\$ 18,262	\$ 11,944
9	\$ 1,063	\$ 412	\$ 4,968	\$ 6,444	\$ 18,627	\$ 12,183
10	\$ 1,085	\$ 421	\$ 5,067	\$ 6,573	\$ 19,000	\$ 12,427
11	\$ 1,106	\$ 429	\$ 5,169	\$ 6,704	\$ 19,380	\$ 12,675
12	\$ 1,128	\$ 438	\$ 5,272	\$ 6,839	\$ 19,767	\$ 12,929
13	\$ 1,151	\$ 446	\$ 5,378	\$ 6,975	\$ 20,163	\$ 13,187
14	\$ 1,174	\$ 455	\$ 5,485	\$ 7,115	\$ 20,566	\$ 13,451
15	\$ 1,197	\$ 464	\$ 5,595	\$ 7,257	\$ 20,977	\$ 13,720
16	\$ 1,221	\$ 474	\$ 5,707	\$ 7,402	\$ 21,390	\$ 14,000
17	\$ 1,246	\$ 483	\$ 5,821	\$ 7,550	\$ 21,807	\$ 14,283
18	\$ 1,271	\$ 493	\$ 5,937	\$ 7,701	\$ 22,228	\$ 14,570
19	\$ 1,296	\$ 503	\$ 6,056	\$ 7,855	\$ 22,655	\$ 14,860
20	\$ 1,322	\$ 513	\$ 6,177	\$ 8,012	\$ 23,087	\$ 15,153
21	\$ 1,348	\$ 523	\$ 6,301	\$ 8,173	\$ 23,524	\$ 15,450
22	\$ 1,375	\$ 534	\$ 6,427	\$ 8,336	\$ 23,966	\$ 15,750
23	\$ 1,403	\$ 544	\$ 6,555	\$ 8,503	\$ 24,413	\$ 16,053
24	\$ 1,431	\$ 555	\$ 6,686	\$ 8,673	\$ 24,865	\$ 16,360
25	\$ 1,460	\$ 566	\$ 6,820	\$ 8,846	\$ 25,322	\$ 16,670
	\$ 29,067	\$ 11,275	\$ 135,816	\$ 176,167	\$ 551,147	\$ 374,980



**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 Church Road B LLC

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

Phone: (416) 840-3358

Fax: 416-840-6666

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

E-mail: glenn.mackay@oyasolar.com

Federal ID#:

NAICS: 221114

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, M5J 2L7

Phone: 416-840-3358 ext. 139

Fax: 416-860-6666

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, M5J 2L7
Phone: (416-840-3358 ext. 122) Cell Phone: _____
E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

- | | |
|--|---|
| ☐ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☒ Limited Liability Company |

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

Name	% of ownership
<u>OYA Solar CDG LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

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

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☒ Yes ☐ No

Section II: Project Information

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

Address: 1671 Church Road

Legal Address (if different): _____

City: Lysander

Village/Town: Baldwinsville

Zip Code: 13027

School District: Baldwinsville Central School District

Tax Map Parcel ID(s): 030.-01-09.0

Current Assessed Value: \$130,000.00

Sq. Footage of Existing Building: 0

Census Tract: 44039

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

☒ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☒ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	\$894,000 est.	see attached memo	
Furniture & Fixtures			
Equipment	\$1,271,144 est.		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$41,500 est.		
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$2,206,644 est.	see attached memo	

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

- | | |
|---|-------------------------|
| 1. Bank Financing | \$ 0 _____ |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 1,374,651 est. _____ |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0 _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ 0 _____ |

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

\$ _____

-Identify each state and federal grant/credit:

NYSERDA _____

\$ 170,000 est.

ITC _____

\$ 661,993 est.

\$ _____

6. Total Sources of Funds for Project Costs

\$ 2,206,644

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:	0.5
Estimate the number of construction jobs to be created by this Project:	97.5
Estimate the average length of construction jobs to be created (months):	8
Current annual payroll at facility:	0
Average annual growth rate of wages:	not applicable
Please list, if any, benefits that will be available to either full and/or part time employees:	not applicable
Average annual benefit paid by the company (\$ or % salary) per FTE job:	not applicable
Average growth rate of benefit cost:	not applicable
Amount or percent of wage employees pay for benefits:	not applicable
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:	not applicable

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth and fifth years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

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

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:

\$ 1,271,144

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):

\$ 101,690

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 04/17/2020 (date).

Company: OYA Church Road B LLC

Representative for Contract: Glenn Mackay

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

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

Project Address: 1671 Church Road City: Lysander State: NY Zip: 13027

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
 2. **Compliance Report.** Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

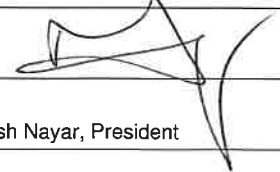
1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees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

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

Name of Applicant Company

OYA Church Road B LLC

Signature of Officer or Authorized Representative:



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

Date: 04/21/2020

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

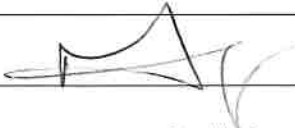
Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), OYA Church Road 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 Church Road 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 Church Road 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 Church Road B LLC _____

Signature of Officer or Authorized Representative:  _____

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

Date: 04/21/2020 _____

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

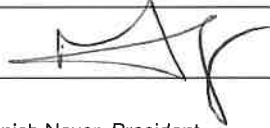
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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 Church Road B LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

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 Church Road B LLC _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

- F. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- G. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- H.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

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

- I.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- J.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.
- K.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- L.** The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

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

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

Name of Applicant Company

OYA Church Road B LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

PROVINCE OF ONTARIO

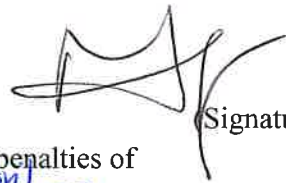
)

FOREIGN COUNTRY OF CANADA

)ss.;

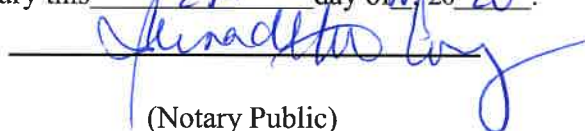
Manish Nayar, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of OYA Church Road 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 21st day of April 2020.



(Notary Public)

Name: Bernadette Corpuz

Jurisdiction: Province of Ontario,
Foreign Country of Canada

End of Application

Expiry: None



Rev 1-9-20

PROJECT NARRATIVE

OYA CHURCH ROAD B LLC COMMUNITY DISTRIBUTED GENERATION

1680 CHURCH ROAD, LYSANDER, NY 13027



OYA SOLAR NY, L.P.



1. Summary

OYA Church Road B LLC ("OYA") is proposing to develop a 1 MW_{AC} solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, 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 and is deemed complete. The utility company has completed a full Coordinated Electric System Interconnection Review ("CESIR"), and an Interconnection Agreement between OYA and the utility company (National Grid) is in place.

Construction activities are expected to begin in July 2020 and expected to take three to four months, including 20 days for commissioning. At this time, no Request for Proposals have been sent to vendors, therefore no specific vendors have been selected.

Solar projects offer numerous benefits to the community. These multi-million-dollar projects create construction, operation and maintenance jobs. At OYA, we work with local contractors for numerous components of the project. The proposed project is expected to generate 3000 total hours of annual operations and maintenance labor, equivalent to \$76,000, combined between the Church Road A and Church Road B sites.

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 ("R&D"), 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 and services. On the contrary, 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:	Wendy Hafner
Parcel I.D:	030.-01-09.0
Address:	1680 Church Road, Lysander, NY 13027

Project Developer

Name:	OYA Church Road B LLC
Address:	144 Front St. W, Suite 310, Toronto, ON M5J 2L7
Contact Name:	Taymaz Jahani, COO
Tax ID:	84-4998435

Municipality

Township	Town of Lysander
Address:	8220 Loop Road, Baldwinsville, NY 13027

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

School District: Opted Out

Town: Opted Out

County: TBD

3. Proposed Project Description

The Proposed Project is a 1 MW_{AC} (1.49 MW_{DC}) single axis solar + storage generation facility located in the Township of Lysander (See “Figure 1: Proposed Project Location”).



Figure 1: Proposed Project Location

The Proposed Project site is located at 1680 Church Road, Town of Lysander, NY 13027 on approximately 30.26 acres / 1,318,125 sqft, consisting of a single tax parcel(See “Figure 2: Proposed Project Site Location”). The site access will be via a proposed gravel road off Church Road, entering the site at the North of the property.



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system with Direct Current ("DC") coupled Energy Storage System ("ESS"). 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 55.27 acres exist under site control, the solar PV modules will occupy approximately 1.90 acres / 82,764 sqft, which translates into a coverage ratio of 6.3%.

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 pile, grouted piles, 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.

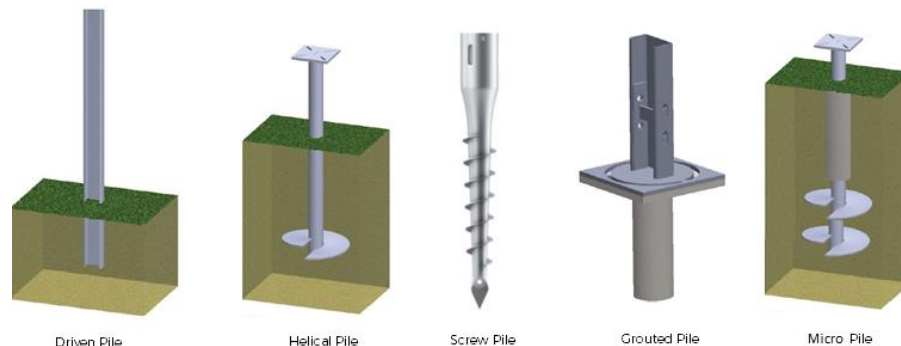


Figure 3: Illustration of Types of Foundation Posts

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.



The ESS and controls will allow any excess PV energy to be stored on the DC side of the inverter and discharged to the inverter DC bus for injection to the grid as needed. The ESS will be based on Li-ion technology.

All equipment will meet the utility company standards and national standards for safety and interconnection. In addition, adequate level of insurance coverage and a signed interconnection agreement will be required, along with continual production monitoring.

OYA CHURCH ROAD - B

GROUND MOUNT SOLAR PERMIT SET - 1.00MW AC , 1.49MW DC

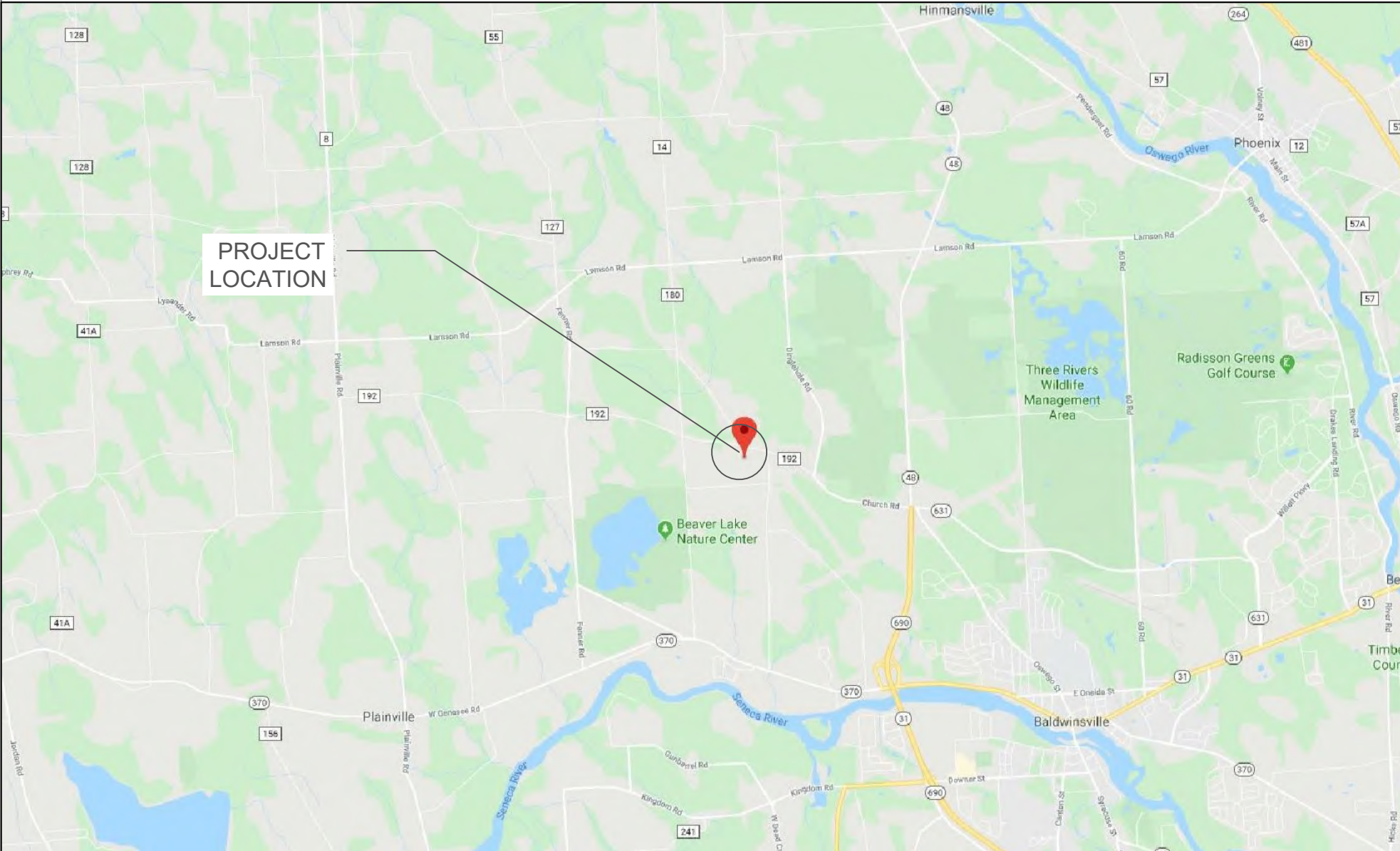
ADDRESS

OYA CHURCH ROAD - B

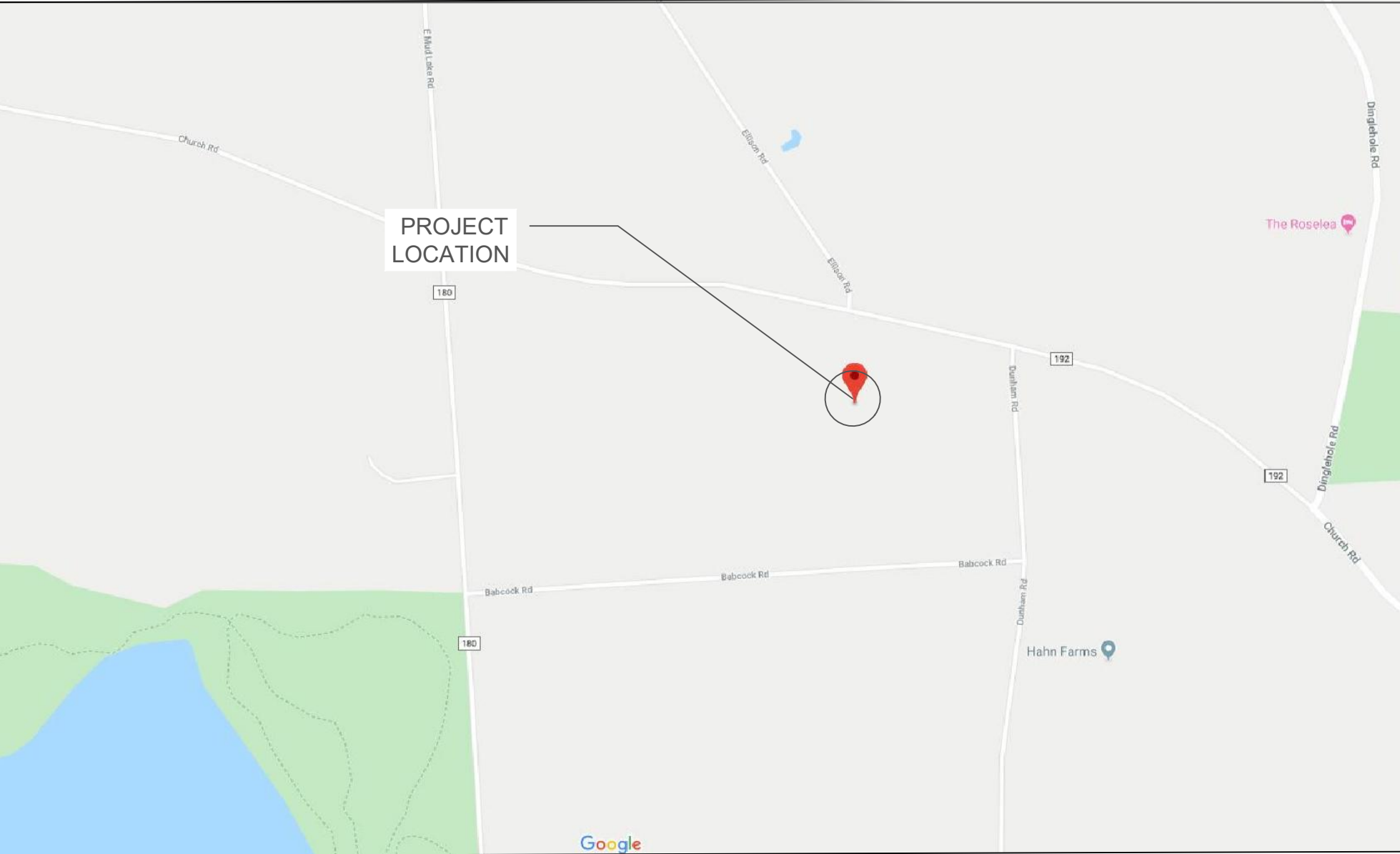
1680 CHURCH RD., LYSANDER,
NY 13027

PROJECT GPS COORDINATES
43.191470, -76.393318

REGION MAP



STREET MAP



DRAWING LIST

DWG#	NAME	REV#	REV DATE
0000	COVER PAGE	03	2020-01-29
S-200	PERMITTING SITE PLAN	05	2020-01-24
S-210	TRACKER RACKING DETAILS	01	2020-01-06
S-212	TYPICAL EQUIPMENT PLANS AND ELEVATIONS	01	2020-01-06
S-213	TYPICAL O/H LINE POLE ELEVATIONS	01	2020-01-06
S-214	TYPICAL UTILITY POLE CLUSTER AND METERING	01	2020-01-06
S-220	SITE FENCE DETAILS	01	2020-01-06
S-221	VISUAL SCREENING - PLAN VIEW	01	2020-02-03
S-222	VISUAL SCREENING - CAMERA VIEW 01	01	2020-02-03
S-900	SPECIFICATION SHEETS (1 OF 2)	01	2020-01-06
S-901	SPECIFICATION SHEETS (2 OF 2)	01	2020-01-06

PROJECT DESCRIPTION

THE PROJECT IS A 1.00MWAC GRID-TIE PHOTOVOLTAIC (PV) SYSTEM INSTALLED ON PARCEL ID: 030.-01-09.0, IN LYSANDER, NY.

THE SYSTEM WILL CONSIST OF QTY(3744) TALESUN TP6G72M-9BB 400W PV MODULES CONNECTED TO QTY(1) POWER ELECTRONICS HEMK-FS2125K INVERTER (CURTAILED TO 1000KW AC).

THE POINT OF INTERCONNECTION (POI) WILL BE AT THE EXISTING NATIONAL GRID UTILITY POLE LOCATED AT 43.193849, -76.392334.

AC SYSTEM SIZE: 1000 KW AC
DC SYSTEM SIZE: 1497.600 KW DC

PROJECT TEAM

PROJECT DEVELOPER

OYA SOLAR NY L.P.
335 MADISON AVE, 4TH FLOOR
NEW YORK, NY 10017
+1 866 284 7980
WWW.OYASOLAR.COM



ENGINEERING CONSULTANT

C&S ENGINEERS , INC.
499 COL. EILEEN COLLINS BLVD.
SYRACUSE, NY 13212
+1 315 455 2000
WWW.CSCOS.COM



DEVELOPER:



OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-08	COVER PAGE	KA
02	2020-01-24	LAYOUT UPDATE S-200	KA
03	2020-02-03	VISUAL SCREENING ANALYSIS ADDED	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B

1680 CHURCH ROAD, LYSANDER,
NY 13027

GPS: 43.191470, -76.393318

DRAWING TITLE:

PROJECT COVER

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56B

UNITS:

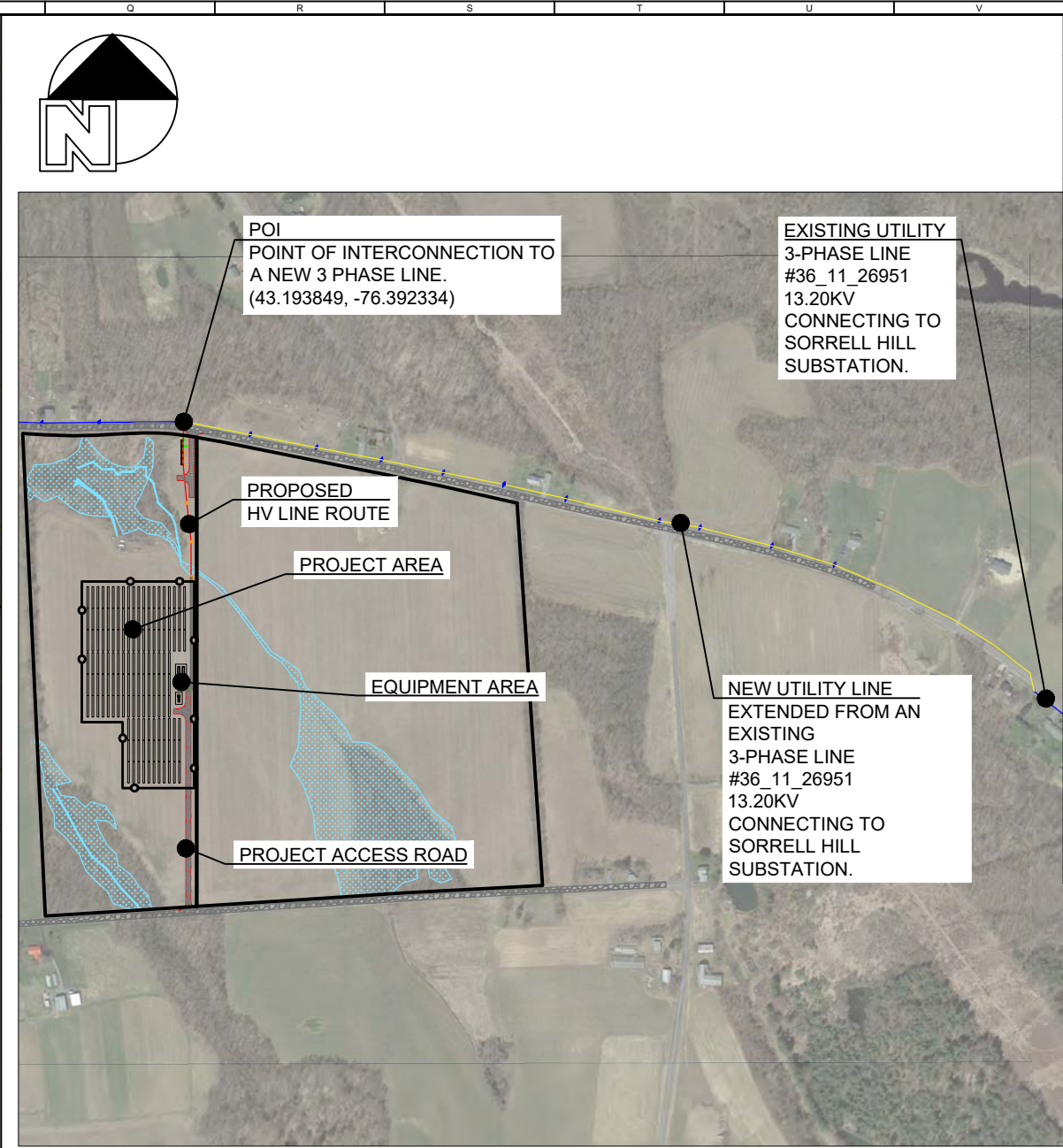
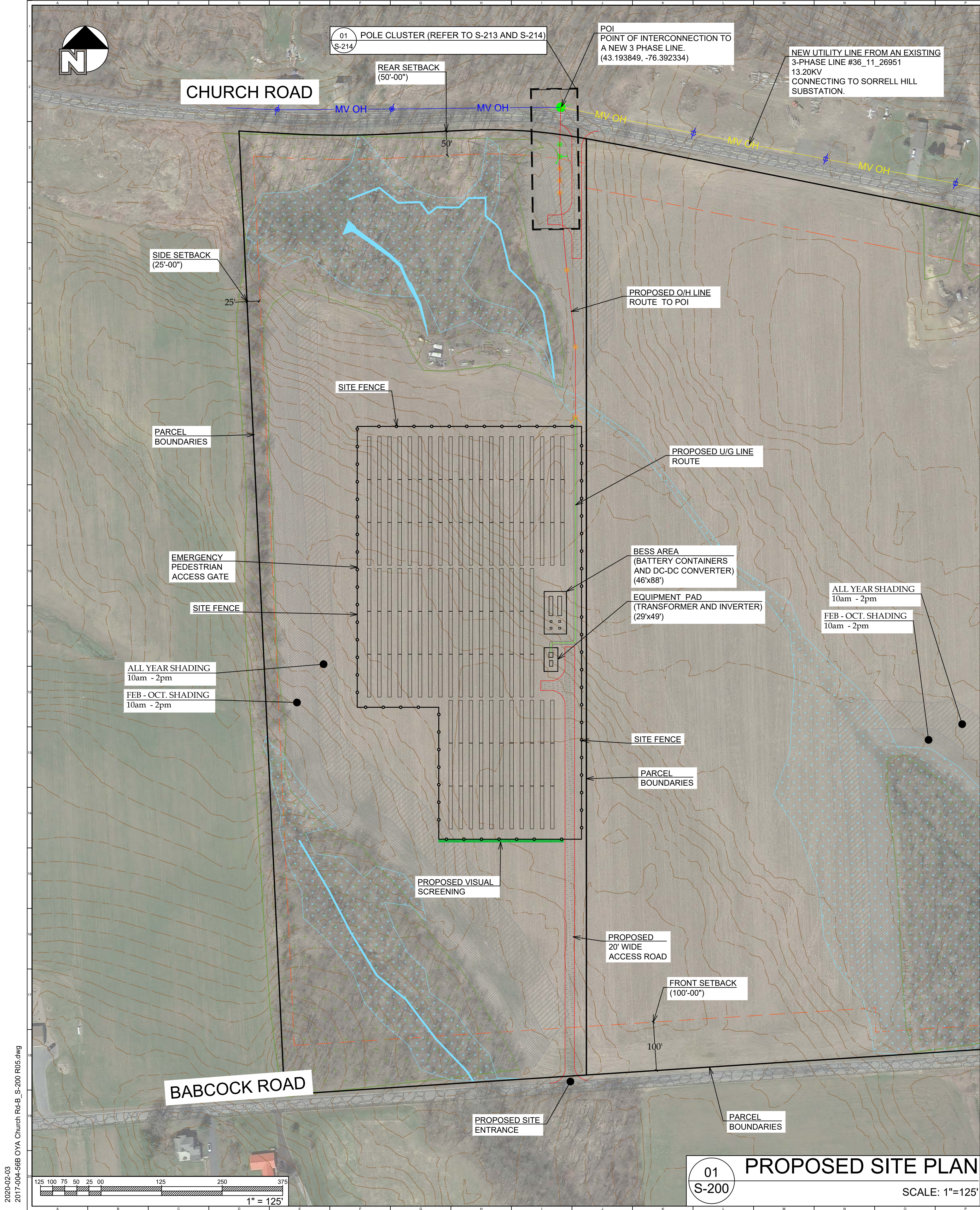
IMPERIAL

DRAWING NUMBER:

S.0000

SCALE:

N.T.S



KEY PLAN

SCALE: 1"=700'

	PARCEL BOUNDARY		ONE STRING OF 26 PANELS
	SITE FENCE		X: DETAIL INDEX X-XX: DRAWING NUMBER
	SETBACK		WATER BODIES (STREAMS/LAKES)
	EXISTING UTILITY POLE		WETLANDS BUFFER
	POI - EXISTING UTILITY POLE		EXISTING ROAD
	NEW UTILITY POLE		PROPOSED ACCESS ROAD
	NEW DEVELOPER POLE		EXISTING FORESTED AREA
	PROPOSED HV LINE (UNDER GROUND)		EXISTING TREES TO BE REMOVED
	PROPOSED HV LINE (OVERHEAD)		DELINEATED WETLANDS
	EXISTING UTILITY HV LINE		VISUAL SCREENING
	NEW 3-PHASE LINE BY UTILITY		ALL YEAR SHADING 10am - 2pm
	EQUIPMENT PADS		FEB - OCT. SHADING 10am - 2pm
	CONTOUR LINES		

ZONING	
ZONE PROVISION	AGRICULTURAL (A) (SOLAR LAW)
SETBACK REQUIREMENTS:	CITY OF LYSANDER
MAX. LOT COVERAGE	50% (SOLAR LAW)
FRONT YARD	100.00 FT
INTERIOR SIDE YARD	25.00 FT
EXTERIOR SIDE YARD	25.00 FT
REAR YARD	50.00 FT
WETLAND BUFFER	0 FT
BUILDING HEIGHT (MAXIMUM)	20.00 FT (SOLAR LAW)

SYSTEM SUMMARY	
SYSTEM SIZE (DC)	1497.600 KW DC
SYSTEM SIZE (AC)	1000 KW AC
MODULE	
MANUFACTURER/ MODEL	TALESUN
MODULE OUTPUT	BIPRO (TP6G72M-9BB 400W)
MODULE COUNT	3744
STRING SIZE	26
RACKING	
MANUFACTURER/MODEL	MAGNA AXSUS SINGLE AXIS TRACKER
TILT	-60° TO +60°
AZIMUTH	0°
MODULE CONFIGURATION	PORTRAIT
PITCH	21 FT
NO. OF PILES	672

SITE USAGE	
TOTAL PARCEL AREA	30.26 ACRES
FENCED IN AREA	8.00 ACRES
FENCE PERIMETER	2631 FT
MODULE COVERAGE PERCENTAGE (FOOT PRINT)	6.27%
MODULE COVERAGE AREA (FOOT PRINT)	1.90 ACRES
VISUAL SCREENING	270 FT
TRANSFORMER TO PCC DISTANCE	1075 FT
PCC TO POI DISTANCE	100 FT
ACCESS ROAD WIDTH	20 FT
ACCESS ROAD LENGTH	1280 FT
PARCEL FORESTED AREA	10.75 ACRES
TREE CLEARING AREA	0 ACRES
FARMLAND AREA	18.00 ACRES
WETLAND AREA	4.72 ACRES
DISTURBED WETLAND AREA	0 ACRES

NOTES:	
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. 2. THE LAYOUT IS DEVELOPED USING ANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019. 3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV ARRAY LAYOUT. 4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS. 5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT. 6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION. 7. LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS. 8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COUPLING). 9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').	

DEVELOPER:

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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2019-10-23	WETLAND DELINEATION	KA
02	2019-11-05	POI RE-LOCATE/SUBDIVISION UPDATE	KA
03	2020-01-06	SUBDIVISION AND LAYOUT UPDATE	KA
04	2020-01-08	SYSTEM CAPACITY TO 3 MWDC	KA
05	2020-01-24	SYSTEM CAPACITY TO 1MW AC	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

PERMITTING
SITE PLAN

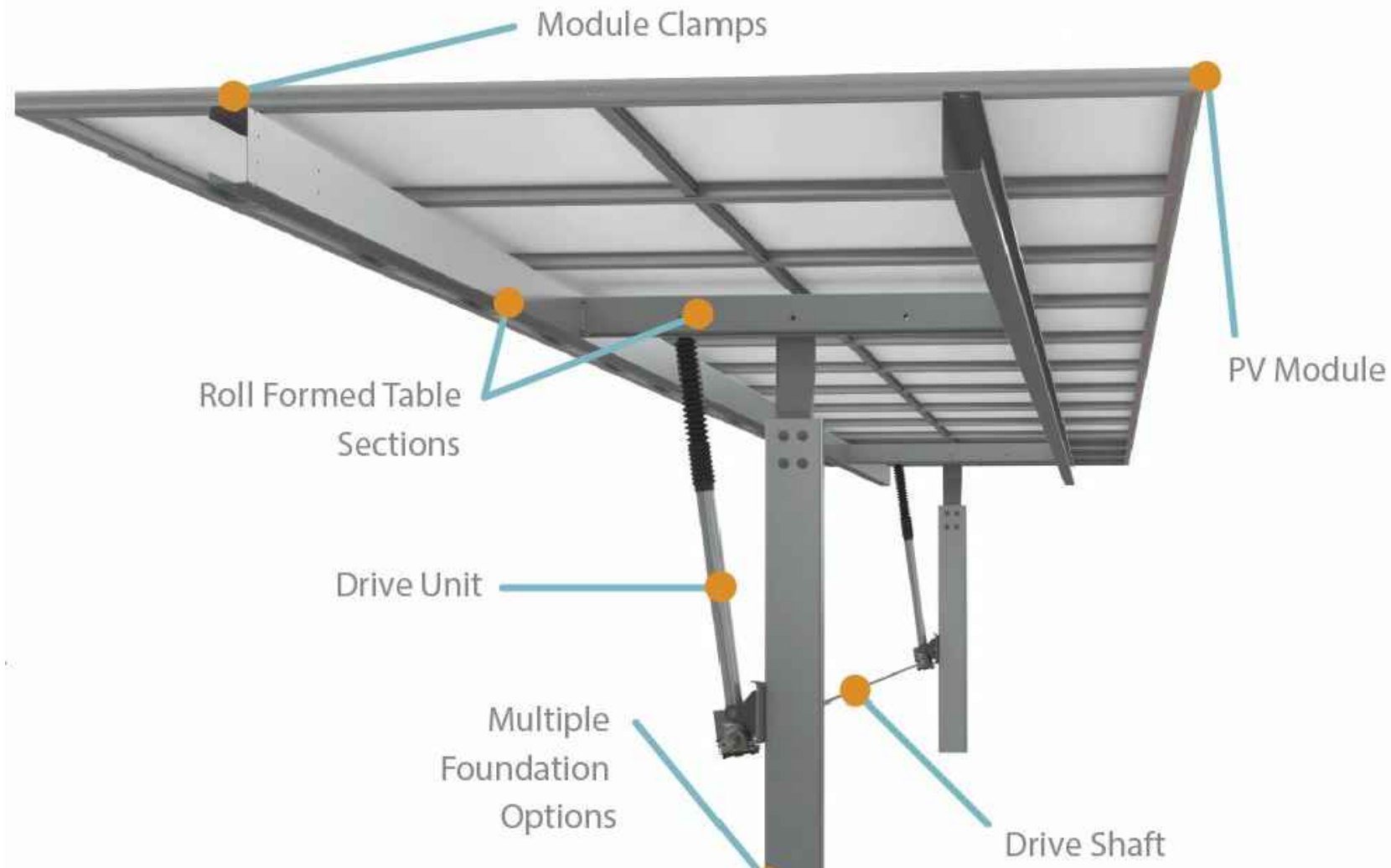
CHECKED BY: MM
DRAWN BY: KA

PROJECT NUMBER:

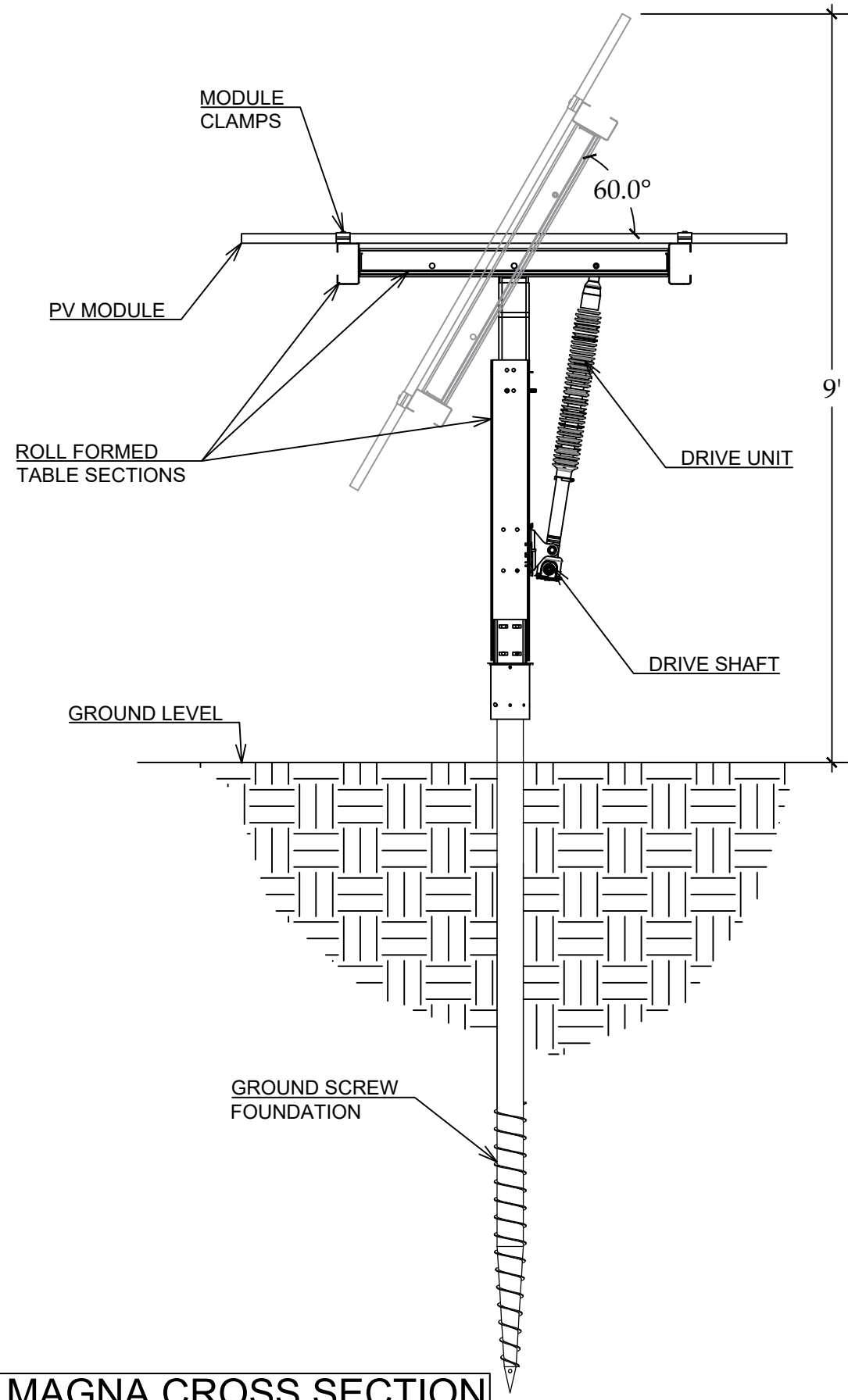
2017-004-56B

UNITS: IMPERIAL
SCALE: 1"=125'

DRAWING NUMBER:
S-200

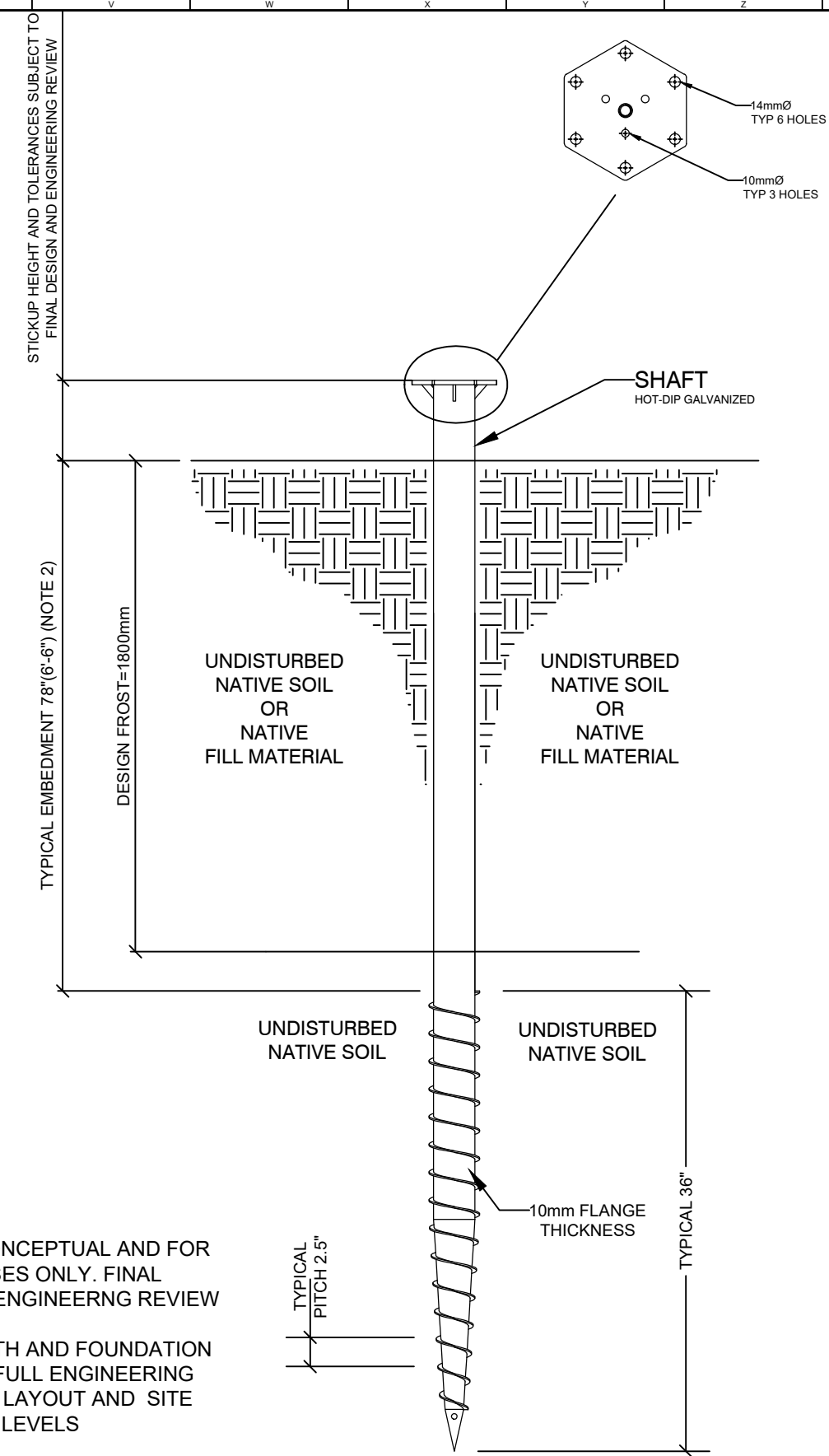


01
S-210
TYPICAL MAGNA ISOMETRIC VIEW
SCALE: N.T.S

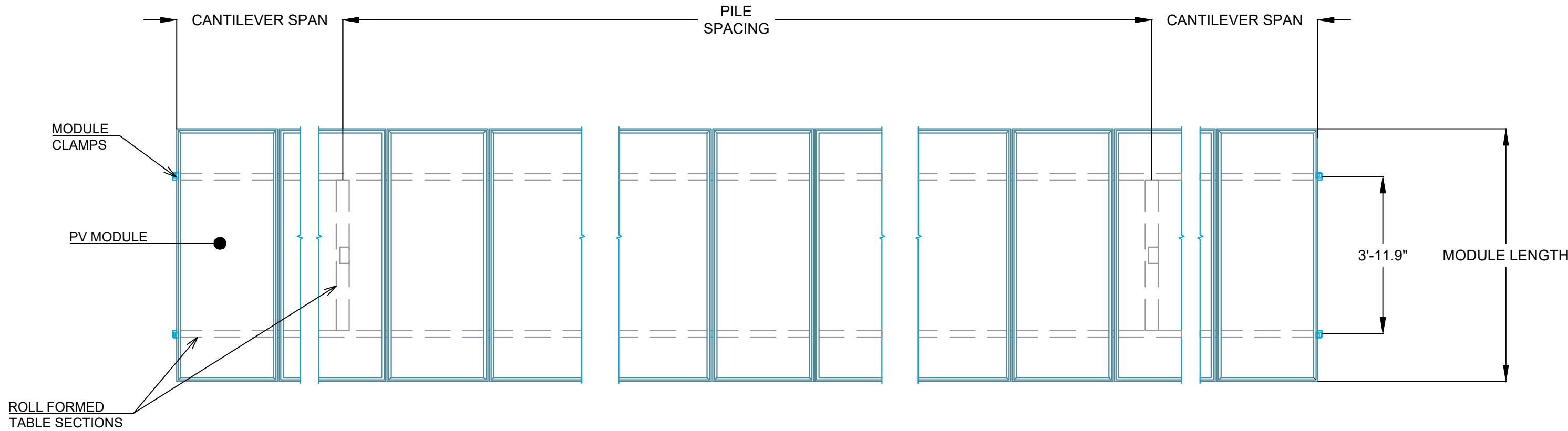


02
S-210
TYPICAL MAGNA CROSS SECTION
SCALE: N.T.S

- NOTES:
1. DETAIL IS SHOWN AS CONCEPTUAL AND FOR DIAGRAMMATIC PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO ENGINEERING REVIEW AND APPROVAL.
 2. FINAL EMBEDMENT DEPTH AND FOUNDATION DESIGN IS SUBJECT TO FULL ENGINEERING DESIGN, FINAL RACKING LAYOUT AND SITE SPECIFIC FROST HEAVE LEVELS.

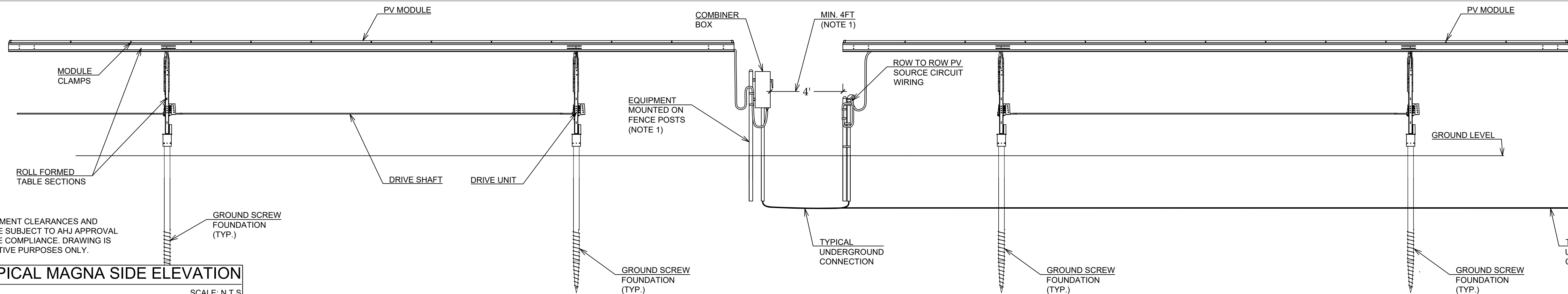


03
S-210
TYPICAL GROUND SCREW FOUNDATION
SCALE: N.T.S



- NOTES:
1. FINAL PILE SPACING AND CANTILEVER DIMENSIONS ARE SUBJECT TO DETAILED RACKING DESIGN. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

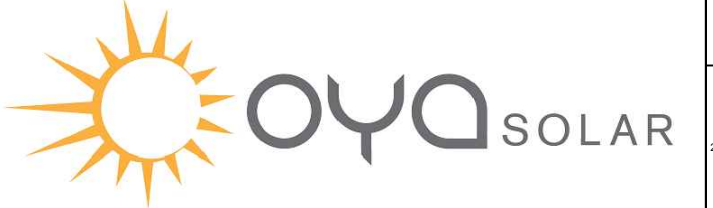
04
S-210
TYPICAL MAGNA RACKING PLAN VIEW
SCALE: N.T.S



- NOTES:
1. FINAL EQUIPMENT CLEARANCES AND MOUNTING ARE SUBJECT TO AHJ APPROVAL AND NEC CODE COMPLIANCE. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

05
S-210
TYPICAL MAGNA SIDE ELEVATION
SCALE: N.T.S

DEVELOPER:



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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-06	MAGNA TRACKER RACKING DETAILS	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

TYPICAL MAGNA
DETAILS

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56B

UNITS:

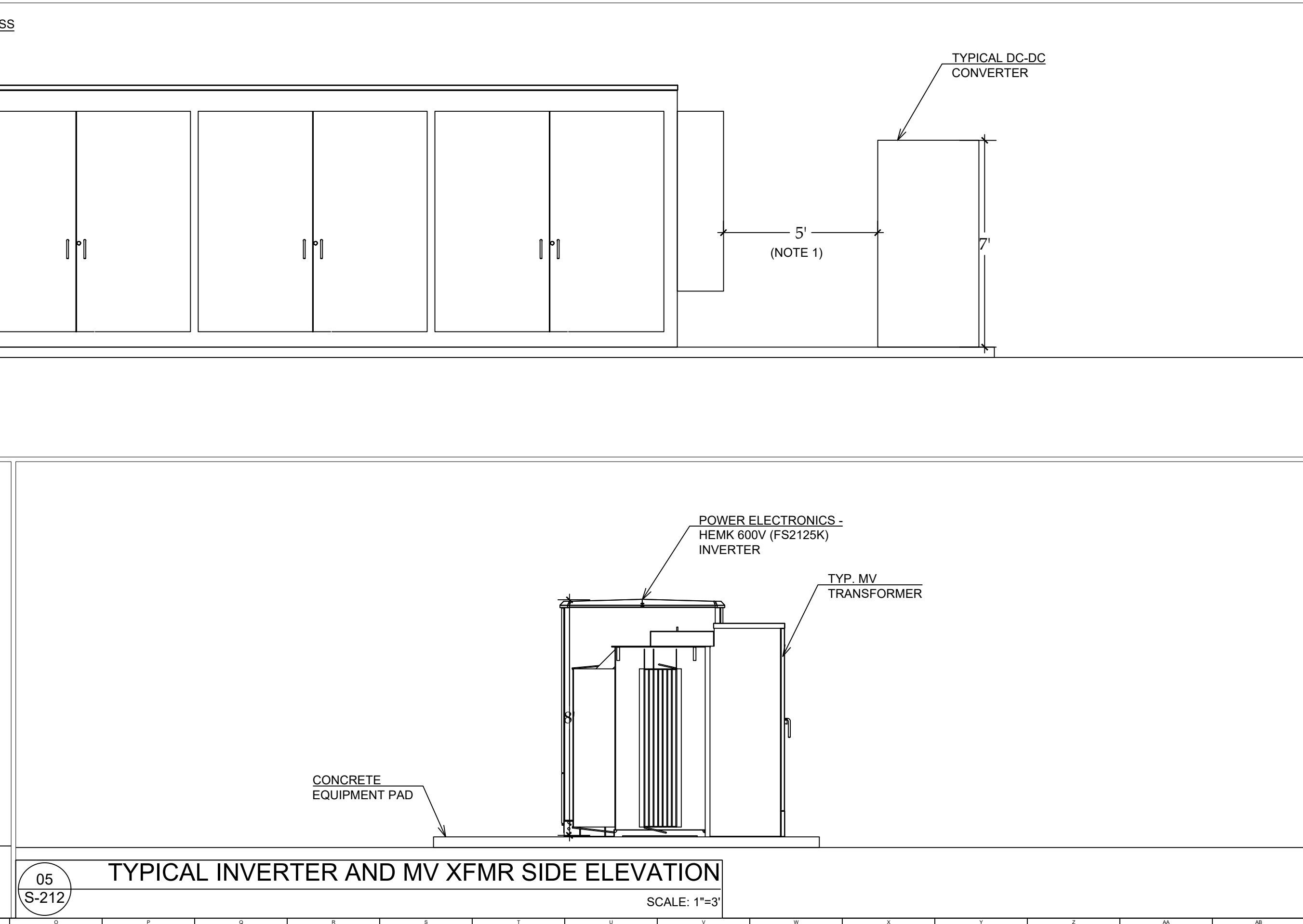
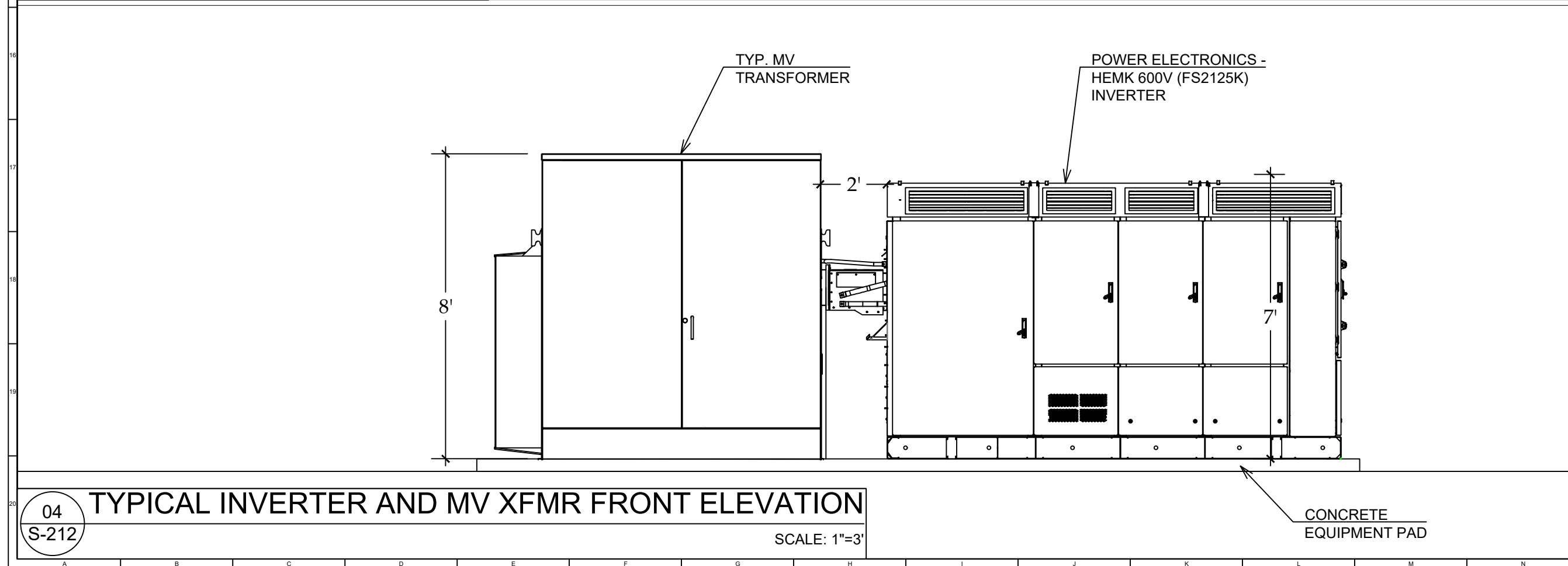
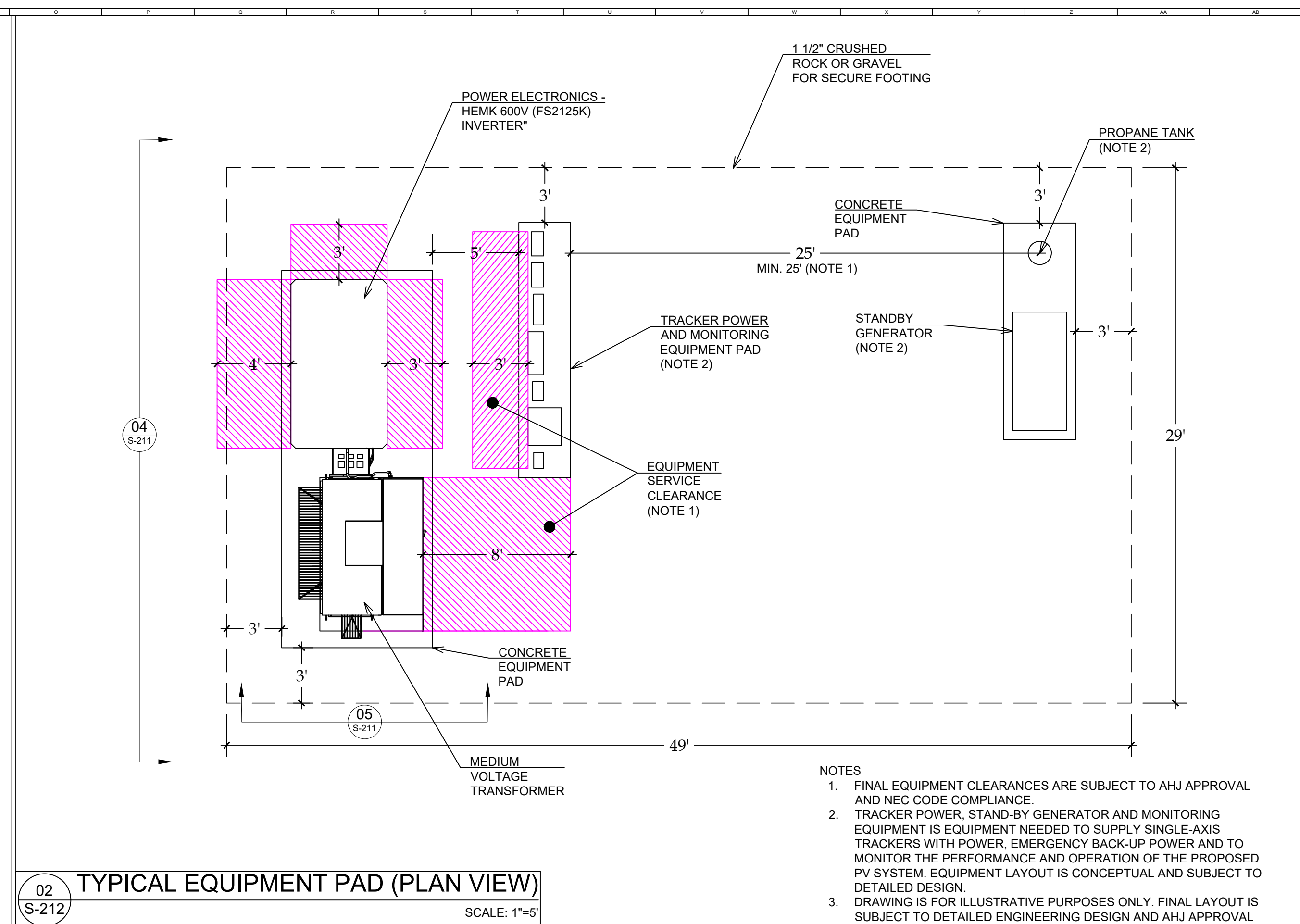
IMPERIAL

DRAWING NUMBER:

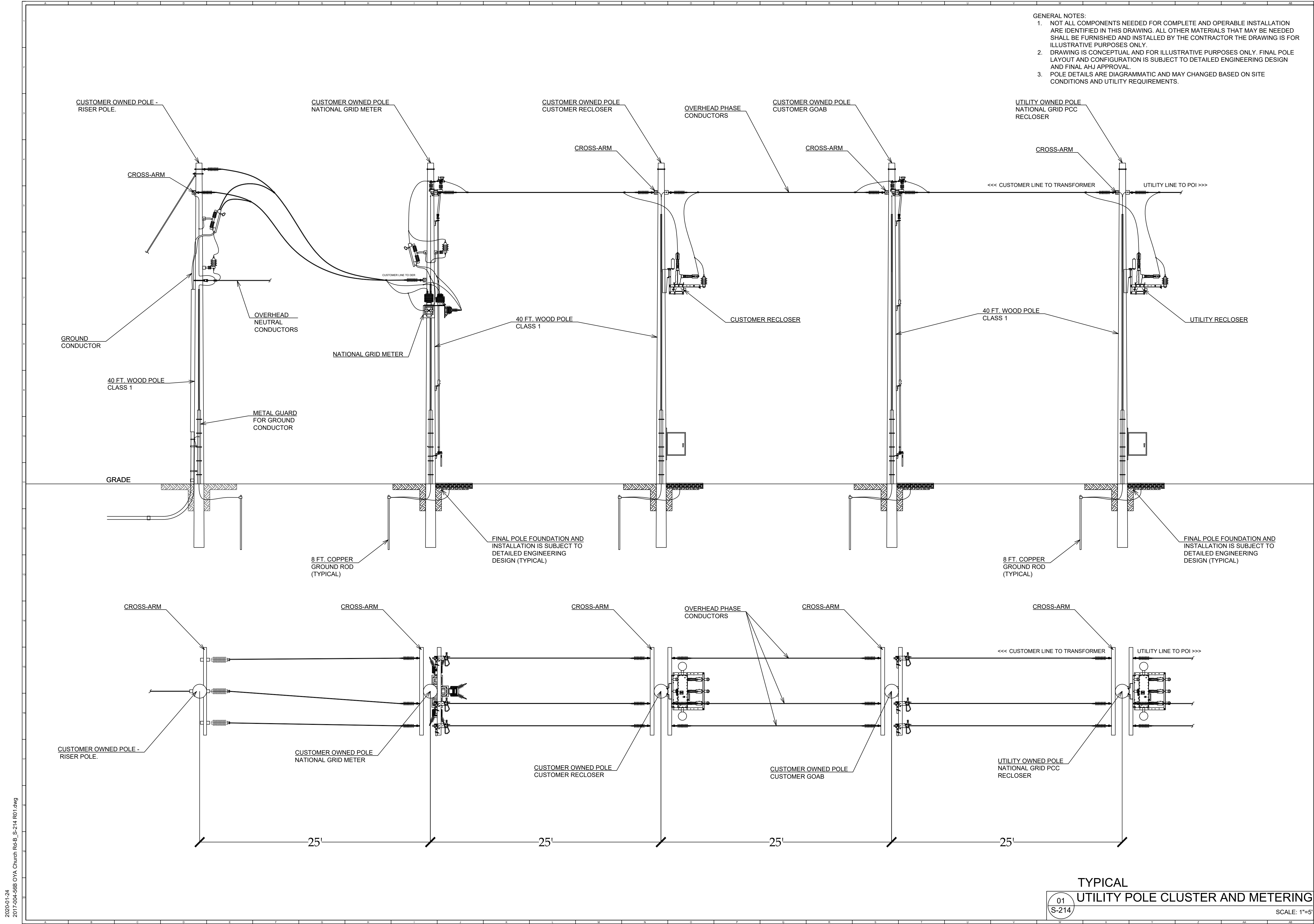
S-210

SCALE:

N.T.S

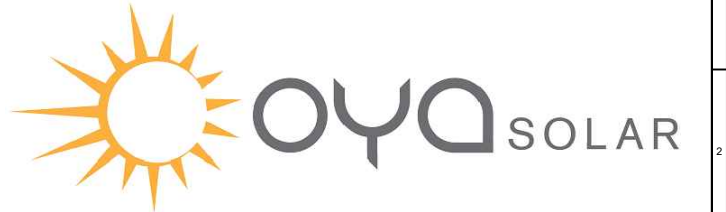


DEVELOPER:  OYA SOLAR OYA SOLAR NY L.P. 335 MADISON AVE. 4TH FLOOR NEW YORK, NY 10017 T: +1 866 284 7980 WWW.OYASOLAR.COM			
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OYA PROJECT MANAGER: GLENN MACKAY 335 MADISON AVE. NEW YORK, NY. 10017 +1 416 840 3358 EXT.139			
PROPERTY OWNER: WENDY HAFNER			
PARCEL ID: 030.-01-09.0			
ENGINEERING PERMIT-SEAL: PRELIMINARY DESIGN NOT FOR CONSTRUCTION			
REV	DATE	DESCRIPTION	BY
01	2020-01-06	EQUIPMENT PLANS AND ELEVATIONS	KA
PROJECT NAME AND ADDRESS: OYA CHURCH RD - B 1680 CHURCH ROAD, LYSANDER, NY 13027 GPS: 43.191470, -76.393318			
DRAWING TITLE: TYPICAL EQUIPMENT PLANS AND ELEVATIONS			
CHECKED BY: MM		DRAWN BY: KA	
PROJECT NUMBER: 2017-004-56B			
UNITS: IMPERIAL		DRAWING NUMBER: S-212	
SCALE: N.T.S			



- GENERAL NOTES:
1. NOT ALL COMPONENTS NEEDED FOR COMPLETE AND OPERABLE INSTALLATION ARE IDENTIFIED IN THIS DRAWING. ALL OTHER MATERIALS THAT MAY BE NEEDED SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 2. DRAWING IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. FINAL POLE LAYOUT AND CONFIGURATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND FINAL AHJ APPROVAL.
 3. POLE DETAILS ARE DIAGRAMMATIC AND MAY CHANGED BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.

DEVELOPER:



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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-06	POLE CLUSTER AND METERING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

TYPICAL UTILITY POLE
CLUSTER AND METERING

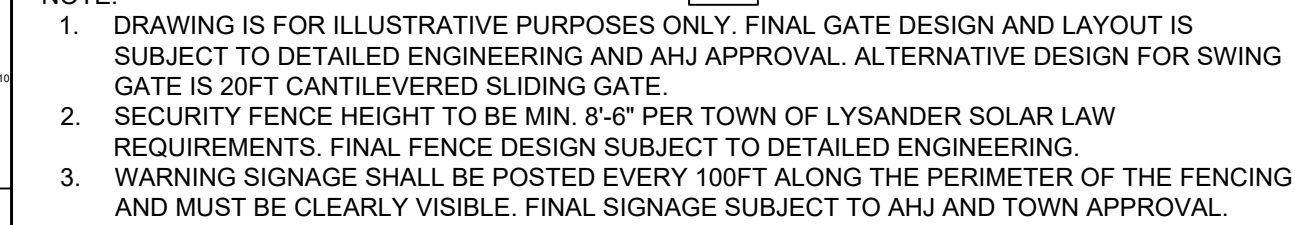
CHECKED BY: MM DRAWN BY: KA

PROJECT NUMBER:

2017-004-56B

UNITS: IMPERIAL DRAWING NUMBER: S-214

SCALE: 1"=5' SCALE: 1"=5'



ACCESS GATE

GATE POST 3.5" O.D.

BRACE RAIL

FENCE FABRIC

8'-6" FENCE HEIGHT

FENCE POST 2.36"

3" GROUND CLEARANCE

DROP FORGED TURNBUCKLE

GROUND LINE

SEE FOOTING DETAILS DETAIL 4

HAZARD AND EMERGENCY SIGNAGE
(REFER TO DETAIL02/S-220)
(SEE NOTES 2 AND 3)



CALL 911
POLICE . FIRE . MEDICAL

SITE ADDRESS:

AMBULANCE:



PRIVATE PROPERTY, NO TRESPASSING
ACCESS RESTRICTED TO QUALIFIED PERSONS ONLY

POWER TO THIS SITE IS SUPPLIED BY MULTIPLE MEANS
DISCONNECT LOCATIONS SHOWN BELOW



DEVELOPER:



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

PROPERTY OWNER:

WENDY HAFNER

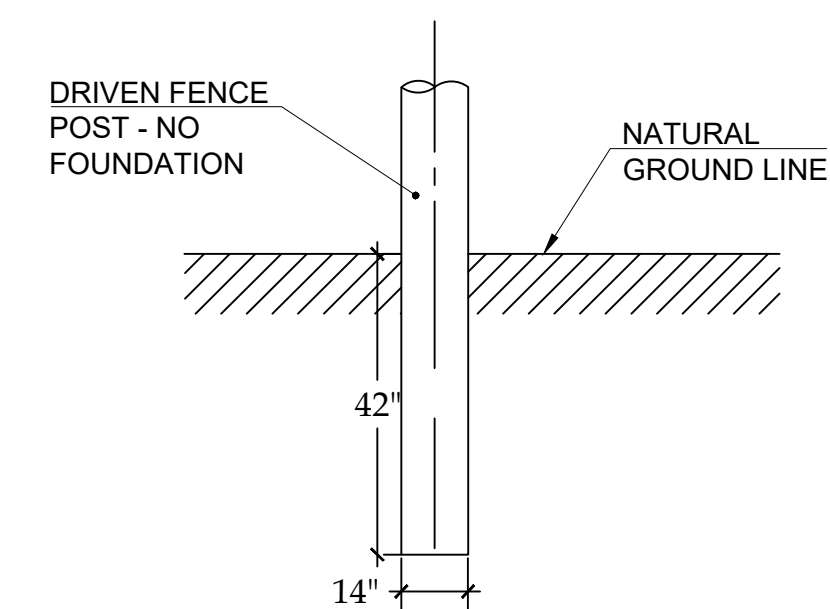
PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

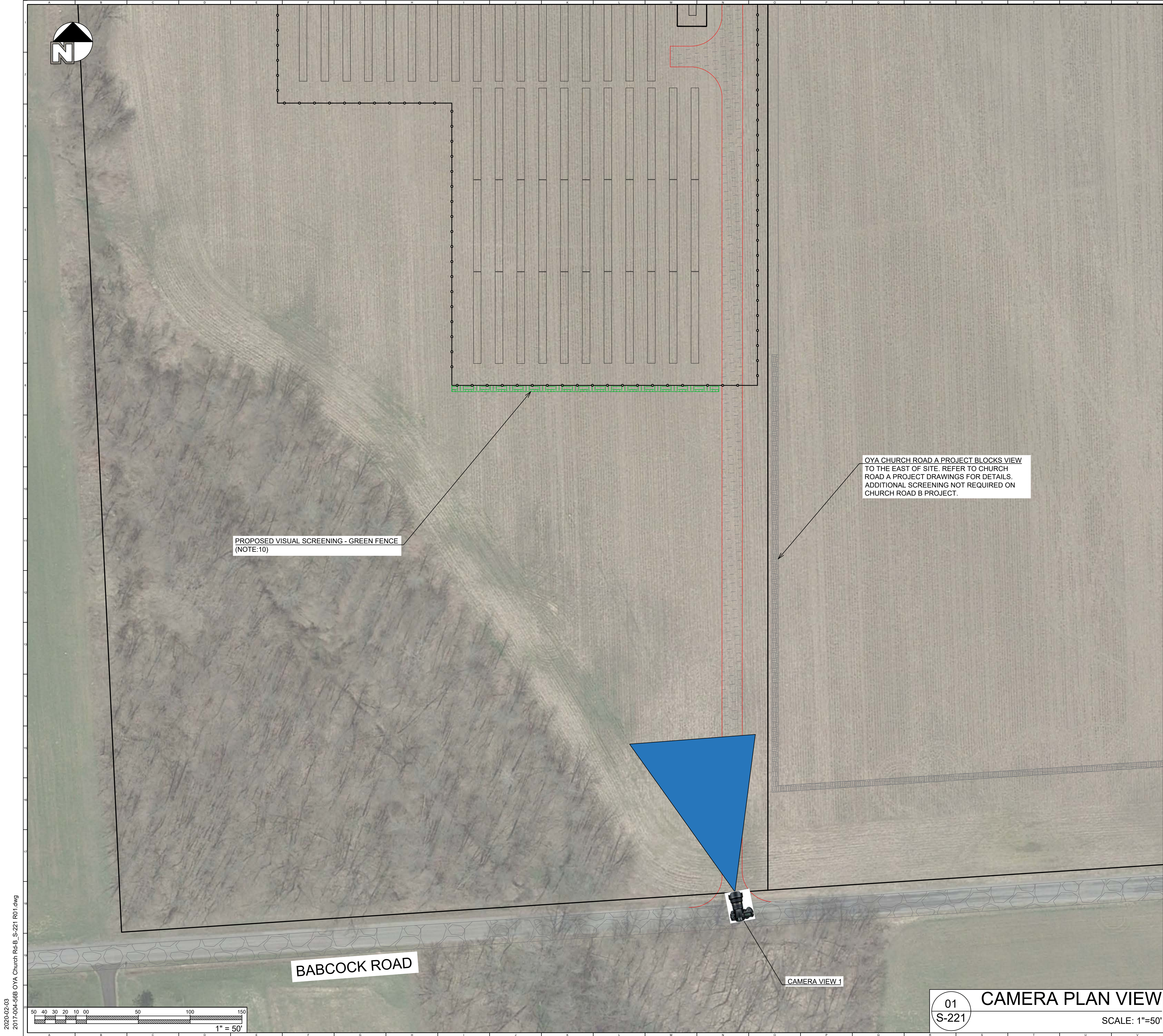
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

DETAIL 3A
FOOTING IN
EARTH



NOTE:
1. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL FENCE FOUNDATION DESIGN AND LAYOUT IS SUBJECT TO DETAILED ENGINEERING AND AHJ APPROVAL.

2020-02-03
2017-004-56B OYA Church Rd-B S-220 R01.dwg



	PARCEL BOUNDARY		X: DETAIL INDEX X-XX: DRAWING NUMBER
	SITE FENCE		EXISTING ROAD
	EQUIPMENT PAD		PROPOSED ACCESS ROAD
	ONE RACK FOR 26 MODULES (TRACKER)		CAMERA LOCATION
	PROPOSED VISUAL SCREENING - CHURCH RD A		VISION FIELD
	PROPOSED VISUAL SCREENING - CHURCH RD B		

DEVELOPER:



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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-02-03	V.S PLAN VIEW - CAM LOCATIONS	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

VISUAL SCREENING
- CAM PLAN VIEW

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56B

UNITS:

IMPERIAL

DRAWING NUMBER:

S-221

SCALE:

1"=50'

2020-02-03
2017-004-568 OYA Church Rd-B_S-222 R01.dwg



01
S-222

CAMERA VIEW 01

SCALE: N.T.S



02
S-222

CAMERA VIEW 01 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-02-03	CAM - 01 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 01

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

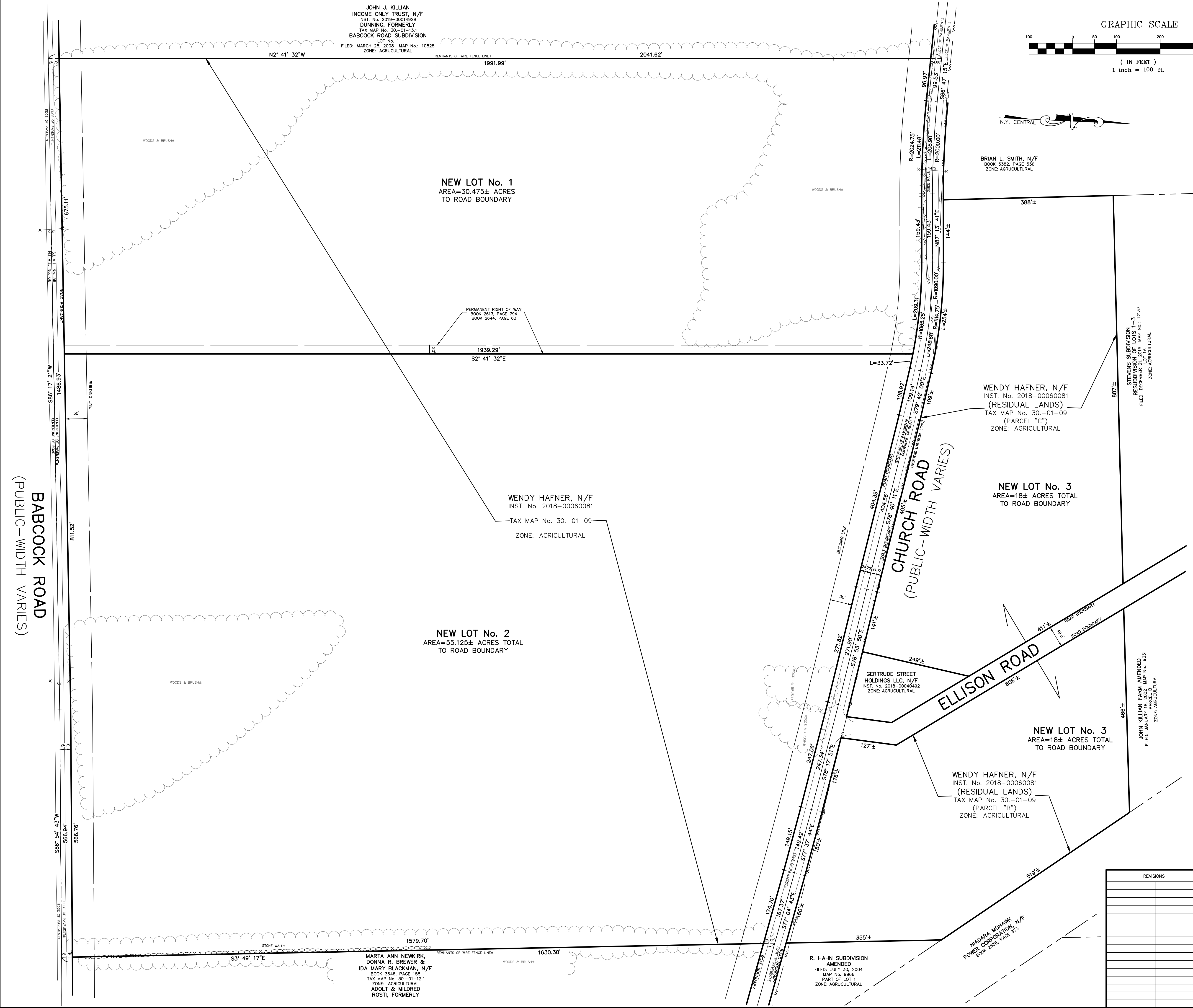
2017-004-568

UNITS:
IMPERIAL

DRAWING NUMBER:

S-222

SCALE:
N.T.S



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Solar Church Road - B		
Project Location (describe, and attach a general location map): 1680 Church Road Lysander, NY 13027		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of a 1MWAC grid-tie photovoltaic (PV) system installed on Church Road in Lysander, New York. The system will be built within a 30.26 acre fenced area, consisting of 3,744 Talesun TP6G72M-9BB 400W PV modules connected to one power electronics HEMK-FS2125K inverter (CURTAILED TO 2000kw ac). The project will include a newly constructed access road (20' x 1,280') appropriate for access during construction and future maintenance activities.		
Name of Applicant/Sponsor: Glenn Mackay	Telephone: 416-840-3358	
	E-Mail:	
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 Bayer, Managing Environmental Scientist, C&S Companies	Telephone: 315-703-4312	
	E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Blvd.		
City/PO: Syracuse	State: New York	Zip Code: 13212
Property Owner (if not same as sponsor): Wendy Hafner	Telephone:	
	E-Mail:	
Address: 113 Snappy Lane		
City/PO: Liverpool	State: NY	Zip Code: 13090

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, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Lysander Planning Board	February 6, 2020
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Planning Board (Ag Data Statement, County Park)	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater NOI	TBD
h. Federal agencies ☒ Yes ☐ No	USACE Nationwide Permit	TBD
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 County Agricultural and 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?

Agricultural land use

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? Baldwinsville Central School District

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

Onondaga County Sheriff's Department

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

Lysander Fire Department, Greater Baldwinsville Ambulance Corps.

d. What parks serve the project site?

Beaver Lake Nature Center

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

b. a. Total acreage of the site of the proposed action? 30.26 acres

b. Total acreage to be physically disturbed? 8.22 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.26 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 30.26 Maximum 64.24

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 8 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 144 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): _____ _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

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

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

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

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

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

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

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

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

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

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

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

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

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

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

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 0.12 acres (impervious surface) _____ Square feet or _____ 30.26 acres (parcel size) ii. Describe types of new point sources. <u>Not applicable</u> 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)? <u>Stormwater will be directed to on-site water and drainage ways.</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Unnamed tributaries to Beaver Lake</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ 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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Heavy equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Not applicable</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Not applicable</u>	☒ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned
i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	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 7am - 7pm during construction phase only	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.12	+0.12
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	8.22	0	-8.22
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Solar PV Array and pervious access road</u>	0	8.10	+8.10

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 15 gallons of hydraulic oil were spilled on an adjoining property (1721 Church Road, site number 0710458) on 1/03/2008. The spill case was closed on 1/07/2008.	☒ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): 0710458 Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☒ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): The spill case was closed on 1/07/2008.	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																	
- If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ >6 feet																	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bombay loam</td> <td style="width: 20%; text-align: right;">51.5 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Madrid loam</td> <td style="text-align: right;">40.9 %</td> <td></td> </tr> <tr> <td>Appleton loam</td> <td style="text-align: right;">4.7 %</td> <td></td> </tr> </table>		Bombay loam	51.5 %		Madrid loam	40.9 %		Appleton loam	4.7 %								
Bombay loam	51.5 %																
Madrid loam	40.9 %																
Appleton loam	4.7 %																
d. What is the average depth to the water table on the project site? Average: _____ 1.5-2 feet																	
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 20%; text-align: right;">40.9 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">54.4 % of site</td> <td></td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">4.7 % of site</td> <td></td> </tr> </table>		☒ Well Drained:	40.9 % of site		☒ Moderately Well Drained:	54.4 % of site		☒ Poorly Drained	4.7 % of site								
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 20%; text-align: right;">69.7 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">30.3 % of site</td> <td></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		☒ 0-10%:	69.7 % of site		☒ 10-15%:	30.3 % of site		☐ 15% or greater:	_____ % of site								
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☒ 10-15%:	30.3 % 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>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.																	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No																	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> <td style="width: 40%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland, PFO1/SS1A</td> <td>Approximate Size 0 acres on site</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name Freshwater Forested/Shrub Wetland, PFO1/SS1A	Approximate Size 0 acres on site		• Wetland No. (if regulated by DEC)	_____		
• Streams:	Name _____	Classification _____															
• Lakes or Ponds:	Name _____	Classification _____															
• Wetlands:	Name Freshwater Forested/Shrub Wetland, PFO1/SS1A	Approximate Size 0 acres on site															
• Wetland No. (if regulated by DEC)	_____																
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:																	
i. Name of aquifer: Principal Aquifer _____																	

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-footed mouse</td> <td style="width: 33%; border-bottom: 1px solid black;">Meadow vole</td> <td style="width: 33%; border-bottom: 1px solid black;">Whitetail deer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Red-tailed hawk</td> <td style="border-bottom: 1px solid black;">Eastern wild turkey</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			White-footed mouse	Meadow vole	Whitetail deer	Red-tailed hawk	Eastern wild turkey	
White-footed mouse	Meadow vole	Whitetail deer						
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: _____ Some adjoining properties may be used for hunting, trapping, and/or fishing, but there is no effect from the proposed action.								
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? 8.22 _____ ii. Source(s) of soil rating(s): USDA 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? 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: _____	☐ Yes ☒ No
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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Local nature center</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Beaver Lake Nature Center</u> iii. Distance between project and resource: _____ <u>0.6</u> miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 ☐ Yes ☐ No

F. Additional Information

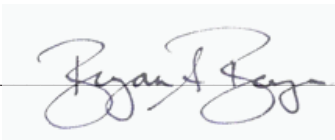
Attach any additional information which may be needed to clarify your project.

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 2-6-2020

Signature  Title Managing Environmental Scientist



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
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]	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



Source: Google Maps

Not to Scale

**OYA Solar Church Road – B
Solar Site**

**1680 Church Road, Town of Lysander,
Onondaga County, New York**



**Figure 1
Project Location Map**

Feasibility Statement – Church Road B

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

Church Road B**Section II - C**

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

Church Road B

Section I – H

Not applicable.

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

Church Road B**Section I – J**

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

Onondaga County Industrial Development Agency



Project Summary

7/9/2020

1. Project	Abundant Solar Power (E1) LLC : 801 Peru Rd	2. Project Number	3101-20-13B
3. Location	Elbridge	4. School District	Jordan-Elbridge CSD
5. Tax Parcel(s)	029.-02-20.1	6. Project Type	Solar Development

7. Total Project Cost	\$	4,599,700	8. Total Jobs	0
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	0
Building	\$	-	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	2,394,700		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	140,000		
Financial Charges	\$	35,000		
Legal Fees	\$	35,000		
Management Developer Fees	\$	70,000		
Other- Solar Installation Labor	\$	1,925,000		

Cost Benefit Analysis

Abundant Solar Power (E1) LLC : 801 Peru Rd

Fiscal Impact (\$)

Abatement Cost	\$	476,323
Sales Tax	\$	345,576
Mortgage Tax	\$	34,498
Property Tax Relief (PILOT)	\$	96,249
New Investment	\$	5,614,732
PILOT Payments	\$	212,898
Project Wages (10 years)	\$	-
Construction Wages	\$	743,638
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	4,599,700
New Sales Tax Generated	\$	-
Agency Fees	\$	58,496
Agency Legal Fees	\$	11,499

Benefit:Cost Ratio

12 :1

Project Description

Construct a Solar Development in the Town of Elbridge on land owned by the Town of Elbridge.

Abundant Solar Power (E1)LLC : 801 Peru Rd

6/23/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel \$ -

Expected Revenue from the Parcel if no project occurred \$ 89,788.27

Projected Year 1 Revenue to be generated as a result of the project: \$ 9,450

Total Project Cost \$ 4,599,700

OCIDA Estimate of Project Value \$ 598,675

Projected MW to be generated 2.7

Year	Onondaga County	Elbridge	Jordan-Elbridge CSD	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15.0%	13.3%	71.7%	100.0%		
2019-2020	Property is currently Tax Exempt					
1	\$ 1,417	\$ 1,261	\$ 6,773	\$ 9,450	\$ 2,803	\$ (6,647)
2	\$ 1,445	\$ 1,286	\$ 6,908	\$ 9,639	\$ 2,859	\$ (6,780)
3	\$ 1,474	\$ 1,311	\$ 7,047	\$ 9,832	\$ 2,916	\$ (6,915)
4	\$ 1,503	\$ 1,338	\$ 7,187	\$ 10,028	\$ 2,975	\$ (7,054)
5	\$ 1,533	\$ 1,364	\$ 7,331	\$ 10,229	\$ 3,034	\$ (7,195)
6	\$ 1,564	\$ 1,392	\$ 7,478	\$ 10,434	\$ 3,095	\$ (7,339)
7	\$ 1,595	\$ 1,420	\$ 7,627	\$ 10,642	\$ 3,157	\$ (7,485)
8	\$ 1,627	\$ 1,448	\$ 7,780	\$ 10,855	\$ 3,220	\$ (7,635)
9	\$ 1,660	\$ 1,477	\$ 7,936	\$ 11,072	\$ 3,284	\$ (7,788)
10	\$ 1,693	\$ 1,506	\$ 8,094	\$ 11,294	\$ 3,350	\$ (7,944)
11	\$ 1,727	\$ 1,537	\$ 8,256	\$ 11,519	\$ 3,417	\$ (8,102)
12	\$ 1,761	\$ 1,567	\$ 8,421	\$ 11,750	\$ 3,485	\$ (8,264)
13	\$ 1,797	\$ 1,599	\$ 8,590	\$ 11,985	\$ 3,555	\$ (8,430)
14	\$ 1,832	\$ 1,631	\$ 8,761	\$ 12,225	\$ 3,626	\$ (8,598)
15	\$ 1,869	\$ 1,663	\$ 8,937	\$ 12,469	\$ 3,699	\$ (8,770)
16	\$ 1,906	\$ 1,697	\$ 9,115	\$ 12,718	\$ 32,006	\$ 19,288
17	\$ 1,945	\$ 1,730	\$ 9,298	\$ 12,973	\$ 32,646	\$ 19,673
18	\$ 1,983	\$ 1,765	\$ 9,484	\$ 13,232	\$ 33,299	\$ 20,067
19	\$ 2,023	\$ 1,800	\$ 9,673	\$ 13,497	\$ 33,965	\$ 20,468
20	\$ 2,064	\$ 1,836	\$ 9,867	\$ 13,767	\$ 34,644	\$ 20,878
21	\$ 2,105	\$ 1,873	\$ 10,064	\$ 14,042	\$ 35,337	\$ 21,295
22	\$ 2,147	\$ 1,911	\$ 10,265	\$ 14,323	\$ 36,044	\$ 21,721
23	\$ 2,190	\$ 1,949	\$ 10,471	\$ 14,610	\$ 36,765	\$ 22,155
24	\$ 2,234	\$ 1,988	\$ 10,680	\$ 14,902	\$ 37,500	\$ 22,599
25	\$ 2,278	\$ 2,027	\$ 10,894	\$ 15,200	\$ 38,250	\$ 23,051
	\$ 45,372	\$ 40,375	\$ 216,939	\$ 302,686	\$ 398,936	\$ 96,249



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION INSTRUCTIONS

1. Fill in all blanks, using “none”, “not applicable”, or “not available” where the question is not appropriate to the project, which is the subject of this Application (the “Project”). If you have any questions about the way to respond, please call the Agency at 315-435-3770.
2. If an estimate is given as the answer to a question, put “(est.)” after the figure or answer, which is estimated. 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 feels 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

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: Abundant Solar Power (E1) LLC

Applicant Address: 700 West Metro Park Rochester, NY 14623-2678

Phone: + 1 202 818 9194 Fax: N/A

Website: N/A E-mail: melissa.clark@abundantsolarenergy.com

Federal ID#: 83-3364686 NAICS: 2211

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

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

What is the name of the Real Estate Holding Company: not applicable

Federal ID#: not applicable

State and Year of Incorporation/Organization: not applicable

List of stockholders, members, or partners of Real Estate Holding Company:
not applicable

B) Individual Completing Application:

Name: Melissa Clark

Title: VP Business Development

Address: 2235 Sheppard Ave. East, Suite 900 Toronto, ON, M2J 5B5

Phone: 1-416-494-9559 ext. 104 Fax: N/A

E-mail: melissa.clark@abundantsolarenergy.com

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

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

D) Company Counsel:

Name of Attorney: Daniel A. Spitzer
Firm Name: Hodgson Russ LLP
Address: 140 Pearl Street, Suite 100, Buffalo, NY 14202
Phone: 716.848.1420 Cell Phone: 716.472.4076
E-mail: DSpitzer@hodgsonruss.com

E) Business Organization (check appropriate category):

- ☐ Corporation ☐ Partnership
☐ Public Corporation ☐ Joint Venture
☐ Sole Proprietorship ☒ Limited Liability Company

Others (please specify): _____
Year Established: 2019
State in which Organization is established: New York

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

Name	% of ownership
<u>Abundant Solar Power Inc.</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

See attached

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. **The vendors haven't been decided, but we will direct the contractors to prioritize hiring from Onondaga County.**

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: 801 Peru Road

Legal Address (if different): _____

City: N/A

Village/Town: Elbridge

Zip Code: 13080

School District: _____

Elbridge School District

Tax Map Parcel ID(s): 029.-02-20.1

Current Assessed Value: \$80,000

Sq. Footage of Existing Building: 0

Census Tract: 120

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition

- 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 attached**

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

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

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

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

☒ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☒ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches, or maps.**

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

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

- | | |
|---|---|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail |
| ☐ Housing | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Tenant | ☐ Civic Facility (not for profit) |
| ☐ Commercial | ☒ Other <u>Solar Farm/Town of Elbridge Municipal site</u> |

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: **see attached**
 - 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			
Furniture & Fixtures			
Equipment	\$2,394,700		\$2,394,700
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$140,000		\$140,000
Financial Charges	\$35,000		\$35,000
Legal	\$35,000		\$35,000
Other-solar installation labor	\$1,925,000		\$1,925,000
Management/Developer Fees	\$70,000		\$70,000
Total Project Cost	\$4,599,700		\$4,599,700

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

B) TOTAL Capital Costs \$ 4,599,700

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

Sources of Funds for Project Costs:

- | | |
|---|---------------------|
| 1. Bank Financing | \$ <u>3,679,760</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>919,940</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ <u>0</u> |
| 4. Taxable Bond Issuance (if applicable) | \$ <u>0</u> |

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 \$ 4,599,700

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:	41
Estimate the average length of construction jobs to be created (months):	5 months
Current annual payroll at facility:	
Average annual growth rate of wages:	Standard Inflation
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:	

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
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): PILOT: \$3,500/MWac x 2.7 MWac=\$9,450 annually
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$34,497.75
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$345,576
- ☐ 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): \$ 0

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above multiplied by .0075): \$ 0

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

\$ 4,319,700

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):

\$ 345,576

Section IV: Estimate of Real Property Tax Abatement Benefits*** and Percentage of Project Costs Financed from Public Sector Sources

** 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.

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 revoking 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 Abundant Solar Power (E1) 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 an Agency tax-exempt certificate is valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands any request for a waiver to this policy must be submitted in writing and approved by the Agency before a tax exempt certificate is issued or extended.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of June 2, 2020 (date).

Company: Abundant Solar Power (E1) LLC
Representative for Contract: Richard Lu
Address: 700 West Metro Park City: Rochester State: NY Zip: 14623
Phone: 1 416 494 9559 Email: richard.lu@abundantsolarenergy.com
Project Address: 801 Peru Road City: Town of Elbridge State: NY Zip: 13080

General Contractor: Hewitt Young Electric LLC
Contact Person: Mark Spall
Address: 645 Maple St City: Rochester State: NY Zip: 14611
Phone: 585-509-2598 Email: mark.hewittyoung.com
Authorized Representative: _____ Title: President
Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

Fee for Manufacturing Projects under \$10 million:	0.0075 of the project cost
Fee for Agency Projects except those with PILOT agreements:	0.01 of the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 of the project cost
Fee for bond refinancing & refunding:	0.0025 of the refinancing or refunding amount.

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 of OCIDA-owned property.

Section VII: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: The Companies that receive benefits from OCIDA agree, whenever requested by the agency, to provide and certify or cause to be certified such information concerning the Company, its finances and other topics as the Agency from time to time reasonably considers 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. The Company also agrees to provide and certify information concerning its finances and other topics as the agency considers appropriate. This is primarily done through an annual survey.

Recapture of Benefits: It is the policy of the Agency to recapture the value of Payment in Lieu of Taxes (PILOT), State and County Sales Tax, and Mortgage Recording Tax Exemptions in accordance with the provisions contained herein and the Laws of the State of New York. Before receiving benefits, projects of the Agency must attest in writing to their understanding of an agreement to the Recapture Provisions of the Agency Uniform Tax Exemption Policy. The recapture provision contained herein may be modified from time to time by the Board at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: In the event the facility is sold or closed, or the number of jobs is below 75% of the number projected to be employed at time of application to the Agency, or there are material violations of the project agreements and no substantial future economic benefit is likely to accrue to the community, then the value of the Property Tax, Sales Tax and the Mortgage Recording Tax benefits extended to the project by the Agency shall be subject to recapture.

Recapture Payment: The Recapture payment paid by the Project to the Agency shall be determined (1) by the difference between any PILOT payments made by the Project and the property taxes that would be paid by the Project, if the property were not in the ownership or control of the Agency, (2) the value of any Mortgage Recording Tax Exemption, if awarded to the Project and (3) the amount of sales 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
2 Years	100%
3 Years	80%
4 Years	60%
5 Years	40%
6 Years	30%
7 Years	20%
8 Years	10%
8 Years or more	0%

Distribution of the Recapture Payment: Any funds recaptured as the result of an Agreement with the Agency shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Project 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:

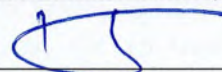
- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. Distribution of Sales Tax. Project operators must cooperate with the Agency in its effort to recapture all sales 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 NYS Law or IDA Policy which ever may be applicable. The Agency must remit the recaptured sales tax benefits to the State of New York 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 the any attempt to recapture benefits from an Agency project.

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

Abundant Solar Power (E1) LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Richard Lu,

CEO&President

Date: June 2, 2020

of Abundant Solar Power Inc, the sole member
of Abundant Solar Power (E1) LLC

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), Abundant Solar Power (E1) 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.

Abundant Solar Power (E1) LLC project beneficiary, also agrees to report to OCIDA on or before March 1 of each year of 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.

Abundant Solar Power (E1) LLC project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, 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: Abundant Solar Power (E1) LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Richard Lu,

CEO&President

Date: June 2, 2020

of Abundant Solar Power Inc, the sole member of
Abundant Solar Power (E1) LLC

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Genevieve A. Suits
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

1. Anthony Rivizzigno, Esq., Barclay Damon LLP
2. 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

Abundant Solar Power (E1) LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Richard Lu,

Date: June 2, 2020

CEO&President

of Abundant Solar Power Inc, the sole member
of Abundant Solar Power (E1) LLC

Section X: Representations, Certifications, and Indemnification

Richard Lu (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of Abundant Solar Power Inc, the sole member of Abundant Solar Power (EI) 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, and 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, 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 of 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

Abundant Solar Power (E1) LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Richard Lu,

President&CEO

Date: June 2, 2020

of Abundant Solar Power Inc, the sole member of
Abundant Solar Power (E1) LLC

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Richard Lu

, being first duly sworn, deposes and says:

Abundant Solar Power Inc, the sole member

1. That I am the President (Corporate Office) of Abundant Solar Power (E1) 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 2nd day of June, 2020.

Rachel Clar
Rachel Clar

(Notary Public)

Notary : NYS, Monroe County
Registration No. 02CL6117437

End of Application

my commission expires 10/25/20

Attachment

Section I

G. Applicant Business Description

Abundant Solar Power (E1) LLC is a project company set up to hold only one project, which is the 2.7 MW ac community distributed solar project located at 801 Peru Road in the town of Elbridge, county of Onondaga. The project will generate renewable energy for the surrounding community. The ultimate ownership of this LLC along with the project is going to be transferred to Solarize NY Holdings, LLC before construction starts.

Section II

C. summary of how this project will help your business grow?

The project is estimated to generate approximately \$390k annually by selling electricity to the nearby community. A NYESRDA grant of approximately \$951k is also awarded to the project.

D. Description of Project

The Entire fenced area of the project is about 618,552 square foot, of which 474,804 square foot will be used to install solar arrays. The project sits on a 176.4 Acres land parcel with the tax ID: 029.-02-20.1. The current site is a landfill owned by the Town of Elbridge. After the completion of the project the site would be used to as a community distributed generation solar system. This will be a 2.7 MW AC array and it will generate renewable solar energy for the surrounding community. There is a high level of environmental awareness in the Onondaga County and Town of Elbridge, thus a high demand for access to and benefits from renewable energy. To meet this demand, the applicant is partnering with Central New York Regional Planning and Development Board to develop the project.

H. Description of any compelling circumstances the Agency should be aware of while reviewing this application

This project is intended to supply electricity to approximately 456 homes in the town of Elbridge and Onondaga County within load zone C. It will save approx. \$2 million on residents' bills through 25 year operation. However, we are facing both capital cost increase and incentive decline.

In early October 2019, the Office of the U.S. Trade Representative announced that it is eliminating the exclusion of bifacial solar panels from the 25% tariff on imported solar products. This change in policy brings the cost of project up by approximately \$320k. Plus the Department of Commerce is investigating potential tariffs on steel components used in transformers, the accumulative effect of U.S. import tariffs is mounting.

Regarding incentive, ITC (Investment Tax Credit) has decreased from 30% to 26% on January 1st, 2020. And it will drop further to 22% in year 2021.

Thus, to make the project feasible, we hope the project can be moved forward in a very timely manner.

EXHIBIT A

DESCRIPTION OF PROPERTY

801 Peru Road
Town of Elbridge
County of Onondaga
Tax Parcel No. _____

[Metes and bounds description to be inserted, if available]

DESCRIPTION OF PREMISES

[To be inserted upon receipt of metes and bound description]

EXHIBIT A-1

Preliminary Depiction of Lease Area

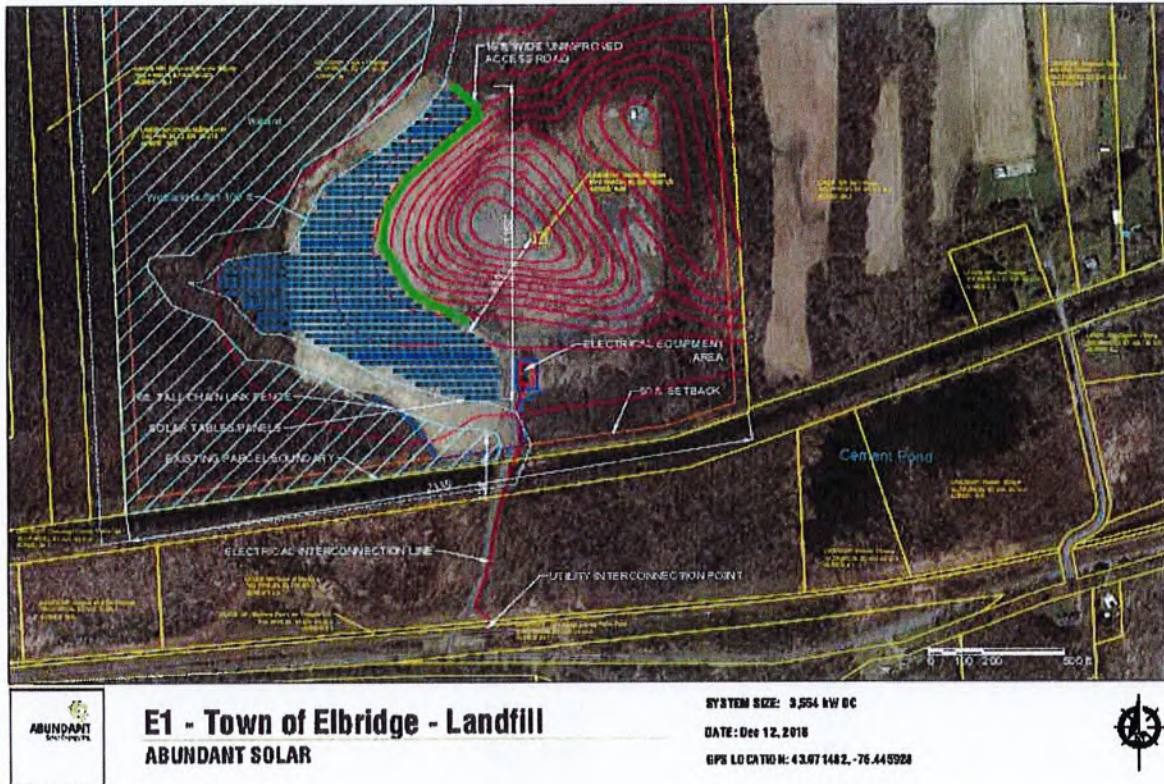


EXHIBIT B

Year	Base Lease Payment to Elbridge w/ 1% annual escalator
1	\$13,558
2	\$13,693
3	\$13,830
4	\$13,969
5	\$14,108
6	\$14,249
7	\$14,392
8	\$14,536
9	\$14,681
10	\$14,828
11	\$14,976
12	\$15,126
13	\$15,277
14	\$15,430
15	\$15,584
16	\$15,740
17	\$15,897
18	\$16,056
19	\$16,217
20	\$16,379
21	\$16,543
22	\$16,708
23	\$16,875
24	\$17,044
25	\$17,215

ABUNDANT Solar Power Inc.

700 West Metro Park
Rochester, NY 14623-2678
Tel: 1 416 494 9559
www.abundant.solar



Employment plan

Abundant Solar plans to hire 41 jobs to complete construction of the project. The construction is expected to last 5 months. There will be no FTE permanent employment that can be attributed to this specific site, but the application will retain the services on a Specialized solar property management company to maintain portfolio of properties in Central New York.

ABUNDANT Solar Power Inc.
700 West Metro Park
Rochester, NY 14623-2678
Tel: 1 416 494 9559
www.abundant.solar



Conflict of Interest

Abundant Solar Power Inc. has no conflict of Interest.

ABUNDANT Solar Power Inc.

700 West Metro Park
Rochester, NY 14623-2678
Tel: 1 416 494 9559
www.abundant.solar



Feasibility Statement

Abundant Solar plans to finance this project by 20% equity and 80% bank loan. Currently, we are facing both capital cost increase and incentive decline, which have negative impact on the feasibility.

In early October 2019, the Office of the U.S. Trade Representative announced that it is eliminating the exclusion of bifacial solar panels from the 25% tariff on imported solar products. This change in policy brings the cost of project up by approximately \$320k. Plus the Department of Commerce is investigating potential tariffs on steel components used in transformers, the accumulative effect of U.S. import tariffs is mounting.

Regarding incentive, ITC (Investment Tax Credit) has decreased from 30% to 26% on January 1st, 2020. And it will drop further to 22% in year 2021.

Thus, to make the project feasible, we hope the project can be moved forward in a very timely manner.

Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation. The theoretical analysis is based on the principles of the system and the results of previous studies. The experimental evaluation is based on the results of a series of experiments conducted under controlled conditions. The results of the study are presented in the following sections.

The first part of the study is a theoretical analysis of the system. This part is based on the principles of the system and the results of previous studies. The second part of the study is an experimental evaluation of the system. This part is based on the results of a series of experiments conducted under controlled conditions. The results of the study are presented in the following sections.

ABUNDANT Solar Power Inc.

700 West Metro Park
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Description of Project

The Entire fenced area of the project is about 618,552 square foot, of which 474,804 square foot will be used to install solar arrays. The project sits on a 176.4 Acres land parcel with the tax ID: 029.-02-20.1. The current site is a landfill owned by the Town of Elbridge. After the completion of the project the site would be used to as a community distributed generation solar system. This will be a 2.7 MW AC array and it will generate renewable solar energy for the surrounding community. There is a high level of environmental awareness in the Onondaga County and Town of Elbridge, thus a high demand for access to and benefits from renewable energy. To meet this demand, the applicant is partnering with Central New York Regional Planning and Development Board to develop the project.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the 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: Town of Elbridge - Community Solar Farm (E1)		
Project Location (describe, and attach a general location map): 801 Peru Rd, Village of Jordan, Onondaga County, NY 13080		
Brief Description of Proposed Action (include purpose or need): Abundant Solar Power, Inc. is developing plans for a 3.5-MW solar power photo-voltaic plant on a 176.4-acre lot that currently contains a capped landfill and mainly treed land (Tax parcel # 029.-02-20.1). The project will generate clean renewable energy for the local community and surrounding areas. The plant will consist of approximately 576 tables holding between 16 to 18 panels per table. This Project will yield a panel count of approximately 10,368, and the solar panels will cover approximately 10.9 acres of the project site. The solar table modules will be free-standing structures utilizing a ballast system as to not penetrate any ground on the closed landfill located in the South-West Corner of the property on the landfill with with a gentle incline. To operate the plant, one transformer pad and one main switch gear pad will be installed on concrete pads in addition to electrical lines (overhead and underground). A new 16-foot wide gravel access road will also be constructed from the existing access road to the eastern portion of the site. Additionally, for safety purposes an 6-foot high chain-link fence will be installed along the southern portion of the array, where the property's road connects to the municipal road. The maximum extent of ground disturbance will be approximately 1.6 acres.		
Name of Applicant/Sponsor: Abundant Solar Power Inc.	Telephone: 1-416-494-9559 ext.104 E-Mail: melissa.clark@abundantsolarenergy.com	
Address: 700 West Metro Park		
City/PO: Rochester	State: New York	Zip Code: 14623
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Town of Elbridge	Telephone: 315-689-6607 E-Mail: supervisor@townofelbridge.com	
Address: 5 Route 31, P.O. Box 568		
City/PO: Jordan	State: New York	Zip Code: 13080

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, ☒ Yes ☐ No or Village Board of Trustees	Town Board - Land Lease and Power Purchase Agreements	Pending
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town Planning Board - Site Plan & Building Permit	Pending
c. City Council, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYSDERDA - Funding; NYSDEC - SPDES Permit; SHPO Sign-Off	Pending
h. Federal agencies ☒ Yes ☐ No	U.S. Army Corps. - Wetland Permit (potential)	Pending
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Industrial _____	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? _____	☐ Yes ☒ No
C.4. Existing community services.	
a. In what school district is the project site located? JORDAN-ELBRIDGE	
b. What police or other public protection forces serve the project site? New York State Police, Onondaga County Sherriff	
c. Which fire protection and emergency medical services serve the project site? Jordan Volunteer Department, Mottville Volunteer Fire Department,	
d. What parks serve the project site? Erie Canal Trail-way, Seymour Lofft Park, Carpenters Brook Meadow	

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)? 5.9 MW Community Distributed Generation solar array	
b. a. Total acreage of the site of the proposed action? _____	14.2 acres
b. Total acreage to be physically disturbed? _____	1.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____	0 acres
Lease and PPA in negotiation when signed size will be finalized.	
c. Is the proposed action an expansion of an existing project or use? 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: _____	☐ Yes ☒ No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	☐ Yes ☒ No
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? i. If No, anticipated period of construction: _____ months	☐ Yes ☒ No
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

f. Does the project include new residential uses? ☐ Yes ☒ No				
If Yes, show numbers of units proposed.				
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>+/-576</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>9.8</u> height; <u>3.3</u> width; and <u>12.4</u> 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. _____	
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: _____ 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), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

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

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

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

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

• Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 0.2 acres (impervious surface) _____ Square feet or _____ 36 acres (parcel size) ii. Describe types of new point sources. <u>no new point source. ground disturbance and the creation of impervious surface is minimized</u> 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)? _____ <u>Nearby surface water body identified. Storm water will most likely be directed to the canal or drainage nearby. There will be natural run-off to adjacent properties due to the elevation nature of the site. Storm water run-off impact remains minimal</u> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Cement pond located southeast of property</u> • Will stormwater runoff flow to adjacent properties? _____	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No			
If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No			
If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No			
If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ Potentially 7am - 6pm • Saturday: _____ Minimal if any • Sunday: _____ Minimal if any • Holidays: _____ Minimal if any </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ Potentially 7am - 6pm • Saturday: _____ Minimal if any • Sunday: _____ Minimal if any • Holidays: _____ Minimal if any	ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day
i. During Construction: • Monday - Friday: _____ Potentially 7am - 6pm • Saturday: _____ Minimal if any • Sunday: _____ Minimal if any • Holidays: _____ Minimal if any	ii. During Operations: • Monday - Friday: _____ 24 hours a day • Saturday: _____ 24 hours a day • Sunday: _____ 24 hours a day • Holidays: _____ 24 hours a day		

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: Intermittent construction noise could exceed existing ambient noise levels for short periods of time during daytime construction activities. Once operational, noise levels exceeding the existing ambient noise levels are not anticipated.	
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: _____	
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: _____ 1,200 cubic yard per _____ 8 months _____ (unit of time) • Operation : _____ 0 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: <u>Construction debris of disposable wrapping and containers will be recycled when appropriate.</u> • Operation: <u>N/A</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>A standard 40-cubic yard dumpster will be available on-site, which will be emptied out once a week. The removed materials will be transported to a landfill.</u> • Operation: <u>N/A</u>	

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): Capped Landfill

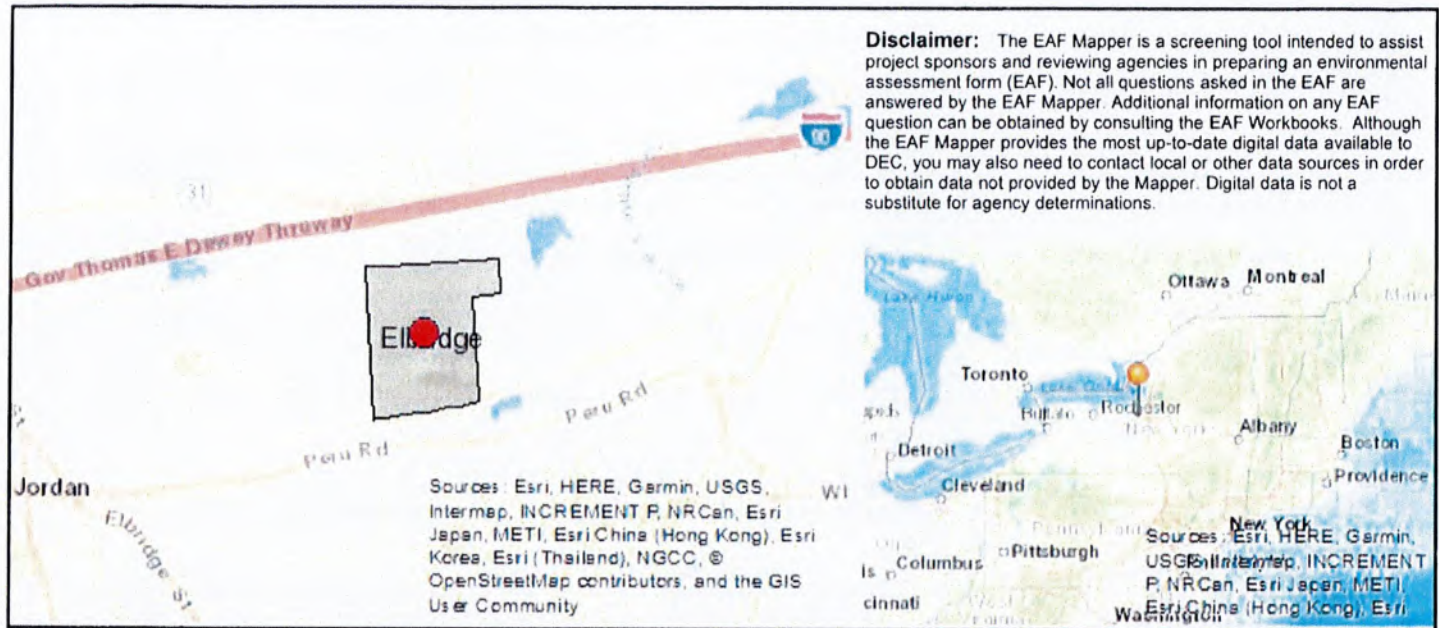
ii. If mix of uses, generally describe: _____

b. Land uses and coverts on the project site.

Land use or Coverttype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other <u>Capped Landfill</u> Describe: <u>Solar Panel covered over grass</u>	0	10.9	+10.9

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? +/-6.5 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:	
Honeoye, Lansing, and Ontario soil	8 %
Ontario gravelly loam 6% Wampsville gravelly silt loam 5% Carlisle muck	62 %
Made land 4% Lockport & Brockport silty clay loam	11 %
Ontario and Madrid soils 4%	
d. What is the average depth to the water table on the project site? Average: +/-4.5 feet	
e. Drainage status of project site soils: ☒ Well Drained: 27 % of site	
☒ Moderately Well Drained: 10 % of site	
☒ Poorly Drained 63 % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 82.6 % of site	
☒ 10-15%: 5.8 % of site	
☒ 15% or greater: 11.6 % 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 <u>NYS Wetland, Federal Waters</u>	Approximate Size <u>NYS Wetland (in a...</u>
• Wetland No. (if regulated by DEC) <u>JOR-10</u>	<u>734.8 acres</u>
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No	
If Yes:	
i. Name of aquifer: <u>Principal Aquifer, Primary Aquifer</u>	

m. Identify the predominant wildlife species that occupy or use the project site: squirrels, rabbits, raccoons, woodchucks frogs, and snakes.	chipmunks, rodents, deer,	foxes, coyote, songbirds, crows, raptors,
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		
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: _____ _____		
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? 39.9 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: _____		



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]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):734.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	JOR-10
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.i. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
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 Register of Historic Places]	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

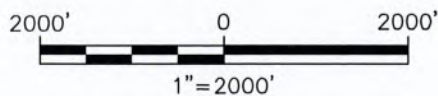
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 Z:\BL-Vault\ID2\18217AD2-1C71-4823-8927-99D5C4054147\0\1622000-1622999\1622356\L\Site Location Map (ID 1622356).dwg



SOURCE: GOOGLE EARTH



QUADRANGLE LOCATION



TRUE OR CALLED
NORTH

**Barton
& Loguidice**

ABUNDANT SOLAR ENERGY INC.
 TOWN OF ELBRIDGE
 COMMUNITY SOLAR FARM (E1)
 SITE LOCATION PLAN

Figure Number
FIG NO. 1

Project Number
 2143.001.001

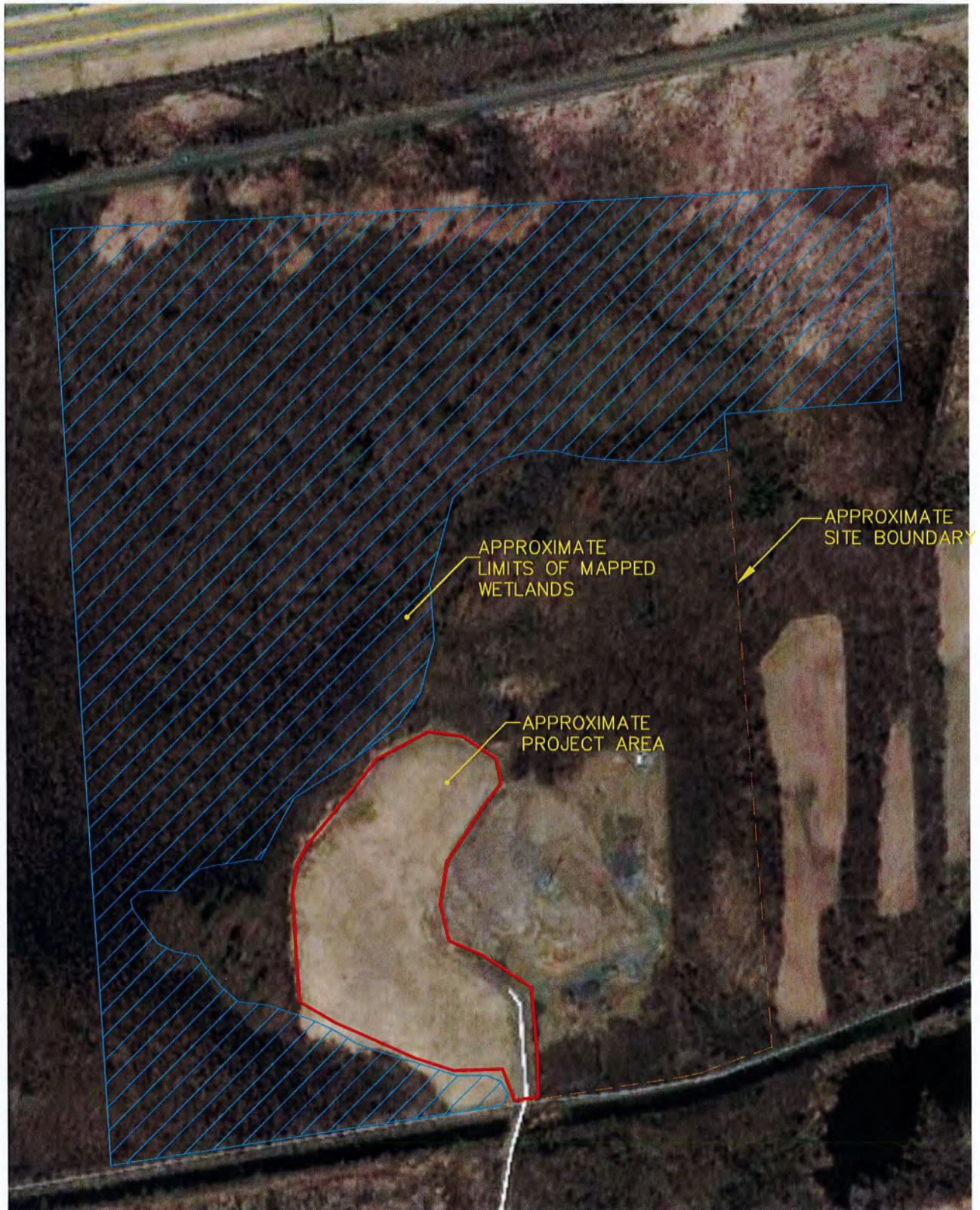
Date
 NOVEMBER, 2018

Scale
 AS SHOWN

TOWN OF ELBRIDGE

ONONDAGA COUNTY, NEW YORK

Plotted: Nov 08, 2018 - 1:35PM SYR By: jmb2
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**Barton
&Loguidice**

ABUNDANT SOLAR ENERGY INC.
TOWN OF ELBRIDGE
COMMUNITY SOLAR FARM (E1)
SITE PLAN

Figure Number
FIGURE 2

Project Number
1943.001

Date
NOVEMBER, 2018

Scale
1" = 500'

TOWN OF ELBRIDGE

ONONDAGA COUNTY, NEW YORK

Onondaga County Industrial Development Agency



Project Summary

8/5/2020

1. Project	Tracey Road Equipment, Inc	2. Project Number	3101-20-03B
3. Location	Dewitt	4. School District	East Syracuse Minoa
5. Tax Parcel(s)	14.-1-5.1; 14.-1.7.2; 14.-1-7.4; 14.-1-7.6;	6. Project Type	Expansion
		Village	-

7.Total Project Cost	\$	4,500,000.00	8. Total Jobs	170
Land	\$	-	8A. Job Retention	140
Site Work	\$	150,000.00	8B: Job Creation	30
Building	\$	4,000,000.00	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	300,000.00		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	-		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	50,000.00		

Cost Benefit Analysis

Tracey Road Equipment, Inc

Fiscal Impact (\$)

Abatement Cost	\$	314,162
Sales Tax	\$	160,000
Mortgage Tax	\$	29,250
Property Tax Relief (PILOT)	\$	124,912
New Investment	\$	22,938,210
PILOT Payments	\$	109,148
Project Wages (10 years)	\$	12,650,240
Construction Wages	\$	2,176,500
Employee Benefits (10 years)	\$	3,795,072
Project Capital Investment	\$	4,150,000

Agency Fees	\$	57,250
Legal Fees	\$	11,250

Benefit:Cost Ratio **73.01 :1**

Project Description

Tracey Road Equipment, Inc seeks to expand and modernize to maintain a place in the marketplace. They will expand their current facility by investing to build a 31,000 SF shop addition, invest in equipment and add 30 FTEs

Tracey Road Equipment, Inc

8/5/2020

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$	1,476,300
Projected investment					\$	4,000,000
OCIDA estimate of increase in value					\$	594,270
OCIDA estimated value after project is completed					\$	2,070,570
Taxes that would have been collected if the project did not occur					\$	581,458
Scheduled PILOT payments					\$	690,607

PILOT YEAR	Exemption %	County PILOT Amount	Dewitt	East Syracuse Minoa	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 7,779	\$ 7,454	\$ 37,869	\$ 53,103	\$ 74,478	\$ 21,376
2	90%	\$ 8,254	\$ 7,909	\$ 40,182	\$ 56,345	\$ 75,968	\$ 19,623
3	80%	\$ 8,745	\$ 8,379	\$ 42,571	\$ 59,696	\$ 77,487	\$ 17,792
4	70%	\$ 9,252	\$ 8,865	\$ 45,040	\$ 63,158	\$ 79,037	\$ 15,879
5	60%	\$ 9,776	\$ 9,367	\$ 47,591	\$ 66,735	\$ 80,618	\$ 13,883
6	50%	\$ 10,318	\$ 9,886	\$ 50,226	\$ 70,430	\$ 82,230	\$ 11,800
7	40%	\$ 10,877	\$ 10,422	\$ 52,947	\$ 74,246	\$ 83,875	\$ 9,629
8	30%	\$ 11,454	\$ 10,975	\$ 55,757	\$ 78,186	\$ 85,552	\$ 7,366
9	20%	\$ 12,050	\$ 11,546	\$ 58,659	\$ 82,254	\$ 87,263	\$ 5,009
10	10%	\$ 12,665	\$ 12,135	\$ 61,654	\$ 86,454	\$ 89,009	\$ 2,555
TOTAL		\$ 101,170	\$ 96,938	\$ 492,498	\$ 690,607	\$ 815,518	\$ 124,912

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		6	11	7	3	3
Total Employment Goals	140	146	157	164	167	170



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: Tracey Road Equipment, Inc.

Applicant Address: 6803 Manlius Center Road, East Syracuse, NY 13057

Phone: 315-437-1471 Fax: _____

Website: www.traceyroad.com E-mail: gtracey@traceyroad.com

Federal ID#: 16-1058204 NAICS: 423810

State and Year of Incorporation/Organization: NYS 1/9/1976

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: Tracey Holdings, LLC

Federal ID#: 16-1517290

State and Year of Incorporation/Organization: January 23, 1997

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

1% Gerald W. Tracey; 99% Gerald W. Tracey (2010 Irrevocable Trust)

B) Individual Completing Application:

Name: Sarah Stephens, SS Funding & Procurement Resources, LLC

Title: President

Address: 201 Croyden Road, Syracuse, NY 13224

Phone: 315-530-2502 Fax: _____

E-mail: sarah@ssfundingresources.com

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

Name: Peter Blasioli
Title: Controller
Address: 6803 Manlius Center Road, East Syracuse, NY 13057
Phone: 315-437-1471 Cell Phone: _____
E-mail: pblasioli@traceyroad.com

D) Company Counsel:

Name of Attorney: Matthew N. Wells
Firm Name: Bond, Schoeneck & King PLLC
Address: One Lincoln Center, 110 West Fayette Street, Syracuse, NY 13202-1355
Phone: 315-218-8174 Cell Phone: _____
E-mail: mwells@bsk.com

E) Business Organization (check appropriate category):

- | | |
|---|--|
| ☒ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☐ Limited Liability Company |

Others (please specify): _____

Year Established: 1976

State in which Organization is established: New York

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

Name	% of ownership
<u>Gerald W. Tracey</u>	<u>1%</u>
<u>Gerald W. Tracey (2010 Irrevocable Trust)</u>	<u>99%</u>
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 48.225

Estimated % of sales outside Onondaga County but within New York State: 51

Estimated % of sales outside New York State but within the U.S.: .75

Estimated % of sales outside the U.S.: .025

(*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. **2.39%**

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: 6803 Manlius Center Road

Legal Address (if different): _____

City: East Syracuse

Village/Town: East Syracuse

Zip Code: 13057

School District: East Syracuse - Minoa

Tax Map Parcel ID(s): 312689 014.-01-05.1, 312689 014.-01-07.2, 312689 014.-01-07.4, 312689 014.-01-07.6

Current Assessed Value: 1,207,500

Sq. Footage of Existing Building: 55,000

Census Tract: _____

- B) Type (Check all that apply):

☒ New construction

☒ Purchase of machinery and/or equipment

☒ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

☒ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☒ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

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

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

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

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	0	0	0
Site Work/Demo	150,000	150,000	150,000
Building Construction & Renovation	4,000,000	4,000,000	4,000,000
Furniture & Fixtures	0	0	0
Equipment	300,000	300,000	300,000
Equipment Subject to NYS Production Sales Tax	0	0	0
Engineering/Architect	0	0	0
Financial Charges	0	0	0
Legal	0	0	0
Other	50,000	50,000	50,000
Management/Developer Fees	0	0	0
Total Project Cost	4,500,000	4,500,000	4,500,000

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 \$ 4,500,000

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

Sources of Funds for Project Costs:

1. Bank Financing \$ 3,900,000
2. Equity (excluding equity that is attributed to grants/tax credits) \$ 200,000
3. Tax Exempt Bond Issuance (if applicable) \$ 0
4. Taxable Bond Issuance (if applicable) \$ 0

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
Equipment Tech	45,000		1	2	1	0	0
Truck Tech	45,000		2	4	4	3	3
Service Writer/Warranty Clerk	40,000		0	3	1	0	0
Fabrication Tech	45,000		1	2	1	0	0
Parts Clerk	35,000		2	0	0	0	0
Job Creation Subtotal			6	11	7	3	3

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): 29,250

☒ Sales and Use Tax Exemption (4% Local, 4% State): 160,000

☐ 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): \$ 3,900,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 29,250

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:

\$ 2,000,000

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):

\$ 160,000

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 Tracey Road Equipment, Inc (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 6, 2020 (date).

Company: Tracey Road Equipment, Inc.

Representative for Contract: Peter Blasioli

Address: 6803 Manlius Center Road City: East Syracuse State: NY Zip: 13057

Phone: 315-437-1471 Email: pblasioli@traceyroad.com

Project Address: same as above City: _____ State: _____ Zip: _____

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: Gerald Tracey Title: President

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, whichever 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 Tracey Road Equipment, Inc.

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Gerald Tracey, President

Date: _____

Section VIII: Employment Plan

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

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

☐ Yes ☐ No

If yes, name and location: _____

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), Tracey Road Equipment, Inc, 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.

Tracey Road Equipment, Inc, 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.

Tracey Road Equipment, Inc, 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: Tracey Road Equipment, Inc

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Gerald Tracey, President

Date: _____

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

Tracey Road Equipment, Inc

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Gerald Tracey, President

Date: _____

Section X: Representations, Certifications, and Indemnification

Gerald Tracey (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of Tracey Road Equipment, Inc (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

Tracey Road Equipment, Inc

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Gerald Tracey

Date: _____

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

Gerald Tracey _____, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of Tracey Road Equipment, 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 _____ day of __, 20____.

(Notary Public)

End of Application

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

Yes, the Project Beneficiary had a prior PILOT program from OCIDA that has expired as well as a 2019 CFA NYS ESD Capital Funds grant in the amount of \$400,000

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?

Tracey Road Equipment has exceeded the capacity of its current 55,000 SF facility. It cannot add the necessary pieces of equipment, machinery and workforce to continue to meet the demands of its clients or the growing market in the same fashion that clients have come to expect without the investment of roughly \$4.5 million to expand the facility by roughly 31,000 SF and add new equipment.

Tracey Road Equipment is proposing an expansion of its current facility, constructing an additional 31,000 SF of floor space. This space will be utilized to more efficiently and effectively serve customers and reduce down time for truckers and construction outfitters. With the added space, Tracey Road Equipment will be adding 30 jobs with a starting salary of \$35,000. Training and apprenticeship opportunities are available. Currently, roughly 51% of business is derived from outside Onondaga County; Tracey Road Equipment anticipates increasing its customer base both in and outside of Onondaga County with the increased in square footage at its facility as well as purchase of new equipment.

D) Description of Project

Tracey Road Equipment's headquarters is located in the heart of CNY at 6803 Manlius Center Road in East Syracuse. This 55,000 SF facility houses Tracey Road's corporate headquarters and is where the company's largest service shop operates, offering the most diverse services. The Shop services light, medium, and heavy duty trucks, heavy construction equipment and serves as the fabrication shop.

Tracey Road Equipment has been a leader in the construction and trucking industries as a premier dealer for over 40 years. As the trucking and equipment industries continues to grow and technology advances Tracey Road has recognized the need to expand and modernize to maintain its place in the market, ensure customers are receiving timely service and meet the demands of the evolving market in general. In order to do so Tracey Road must expand its current facility and add 30 FT positions. Tracey Road plans to invest roughly \$4.5 million towards the construction of a roughly 31,000 SF shop addition and invest in equipment. This expansion will allow Tracey to complete repair orders expeditiously and continue to serve customers in the surrounding region and across NYS.

Tracey Road Equipment obtains a majority of its sales; roughly 51% from outside of Onondaga County; bringing in revenue to our community from outside our county's boundaries; this addition will allow Tracey Road to increase sales potential, brining in even more to our local economy.

Tracey Road Equipment provides new hire training, apprentice opportunities and promotion from within; creating careers not just jobs. The City of Syracuse which is mere miles from the Manlius Center Road facility unemployment is three times the national average; the Tracey Road positions will add to the opportunity for current un- and underemployed in our region.

Tracey Road Equipment is finalizing plans for the expansion and looking to potentially begin construction in Spring of 2020.

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

Tracey Road Equipment has exceeded the capacity of its current 55,000 SF facility. It cannot add the necessary pieces of equipment, machinery and workforce to continue to meet the demands of its clients or the growing market in the same fashion that clients have come to expect without the investment of roughly \$4.5 million to expand the facility by roughly 31,000 SF and add new equipment.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Tracey Road Equipment Addition			
Project Location (describe, and attach a location map): 6803 Manlius Center Drive (aka East Manilus Street & NYS Rt 290). West side of Claymaster Drive which is a privately owned road by GW Tracey.			
Brief Description of Proposed Action: Tracey Road Equipment is proposing to construct a 27,692+/- sf pre-engineered metal building to the north of their existing facility. It will be utilized for equipment repair and servicing. No additional pavement is proposed with the exception of a 14,360 sf concrete apron on the north side, and (3) 6'x20' and (2) 7'-4"x6' concrete aprons on the west side. Also, a 2,304+/- sf 2-story office addition is proposed at the southeast corner of their existing facility.			
Name of Applicant or Sponsor: Gerald W. Tracey		Telephone: 315.437.1471	
		E-Mail: gtracey@traceyroad.com	
Address: 6803 Manlius Center Road			
City/PO: East Syracuse		State: NY	Zip Code: 13057
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town & County Planning Board, Zoning Board of Appeals		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		9.409+/- acres	
b. Total acreage to be physically disturbed?		.92 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		30.87+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat, In...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Existing and proposed drainage patterns will remain the same utilizing existing catch basins and will sheet flow in same direction as presently exists. Area where building is proposed in presently hard packed gravel.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gerald W. Tracey</u> Date: _____ Signature: _____ Title: _____		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Tracey Road Equipment Building Additions – PB-546-20
Recommendation to ZBA
SPR RE: Proposed 27,692 SF Building Addition and 2,304 SF Office Addition to Existing
55,000 SF Building in an Industrial District
6803 Manlius Center Road
Tax Map Nos.: 014.-01-05.1, 014.-01-07.2, 014.-01-07.4, 014.-01-07.6
(0 minutes)

Mark Weiss and Wyatt Nelson were present for the applicant. After discussion, Mr. Webber made a motion, seconded by Mr. Mueller to recommend to the ZBA with the following findings:

1. To issue a negative SEQRA declaration for this project with the findings that these matters are unlisted actions and this Board has reviewed the EAF submitted by the applicant and finds no negative significant adverse environmental impacts from the project.
2. Recommend to the ZBA that the Specific Permit for operation of a Commercial Garage be granted as the use is compatible with the area and the uses surrounding it; and is appropriate for this industrial zone.
3. Recommend to the ZBA the applicant be granted a variance on the size of the sign and that the sign as presented be approved as to its proposed square footage as shown on the plan as it is compatible with the structures and uses on this site as they have been operating for many years and provides appropriate identification for the parcel and uses thereon and is generally compatible with this industrial district.

The motion carried unanimously.

Tracey Road Equipment Subdivision – PB-544-20
Subdivision RE: Combining of Four Lots into One in an Industrial District
6803 Manlius Center Road
Tax Map Nos.: 014.-01-05.1, 014.-01-07.2, 014.-01-07.4, 014.-01-07.6
(8 minutes)

Mark Weiss and Wyatt Nelson were present for the applicant. After discussion of the subdivision and pending matters, Mr. Webber made a motion seconded by Mrs. Kotz to approve the subdivision plan as presented with the following findings and conditions:

1. This is a Simple Division of land under the Code as no new lots are created; this involves movement of lot lines.
2. The lots herein consolidated are not changing the utilization of the properties substantially beyond how they have been used by the owner in common of all lots for many years, but is for convenience of the owner and to complete further improvements per a pending site plan in this industrial district.
3. Accordingly, and in light of the above, this Board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created and there is no public interest in this lot line adjustment.

4. This Board has reviewed the SOCPA resolution of 2/26/20 which found no significant adverse inter-community or county-wide implications and this Board has also reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for the project, finding no significant adverse environmental impacts from the project.
5. Applicant must file the subdivision map in the Onondaga County Clerk's Office in accordance with the rules of Onondaga County and provide a copy of the stamped filed map with the Town of DeWitt Department of Planning and Zoning.

The motion carried unanimously.

August 5, 2020

Onondaga County Industrial Development Agency
Via email to Nathaniel Stevens: NateStevens@OnGov.net

Re: Quantum Cool, LLC/Cryomech, Inc.
New Cryomech manufacturing facility, 6682 Moore Road, Syracuse, NY 13211

Dear OCIDA Staff, Counsel, and Board Members:

On behalf of Quantum Cool, LLC, and Cryomech, Inc., I am writing to you with an update on the project and a request for a reallocation of the sales tax savings.

Overall update. Construction on the project is nearly completed. The building received its Temporary Certificate of Occupancy on July 24. (The last item remaining for the permanent Certificate of Occupancy is the close out of the project with the NYSDEC.) We are performing "punch list" walk-through on August 5. The Quantum Cool/Landlord work is complete. The Cryomech/Tenant work (industrial process) will be completed over the course of the next month. The Tenant has started installing its furniture, fixtures and equipment into the new building, and anticipates moving in during the September/ October timeframe. Despite the global pandemic and the challenges that COVID protocols have placed on manufacturing, Cryomech sales are high overall, and for certain product lines, they are at record-breaking levels. We believe, and hope you concur, that OCIDA's support for this project is extremely well-deserved. We are all grateful for the crucial benefits that you have provided.

Sales Tax Savings. Estimates of savings to date and future projections currently indicate that we will not surpass the overall authorized amount of \$550,000. (Should this change, we recognize the need to ask permission of the Board in advance.) Please recall that at your request, we had divided the savings between the two entities: \$346,500 for Quantum Cool, and \$203,500 for Cryomech. We now request a change to these authorized amounts, with a reallocation from the Quantum side to the Cryomech side, to result in an even allocation of \$275,000 and \$275,000 to each entity. Quantum Cool does not need to use all of its allocation (which had been developed based on projections for the project at the time of the application well over a year ago). Cryomech anticipates spending more than originally projected on its equipment and fixtures for the new facility and would appreciate the important benefit of the sales tax exemption. Note that our ST-60s were issued with an end date of January 31, 2021. We do not anticipate needing an extension of time.

Should you have any questions or concerns, the quickest person to reach on our team is Christine Stevens, cstevens@vipstructures.com or 315.720.6093 cell. She can help you with anything you need.

Thank you very much.

Sincerely,
QUANTUM COOL, LLC



Charles C. Wallace, Jr., Member