



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda

February 9, 2023

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

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

1. Approval of Minutes: January 19, 2023
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. RPNY Solar 4, LLC (3101-23-01A) Initial Meeting

RPNY Solar 4, LLC is proposing a 2.75MW community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9 acre parcel in the Village of Minoa. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Requested:

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

Representative: Anthony Bell, Permitting Manager, RPNY Solar 4, LLC

2. SEED Syracuse, Inc.

Purchase of With Love Restaurant, 435 North Salina Street, Syracuse, NY

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the board authorizing the sale of 435 North Salina Street, Syracuse, NY to SEED Syracuse, Inc. and the execution of documents in connection therewith, subject to compliance with Public Authorities Law requirements.

Representative: Robert Petrovich, Executive Director, OCIDA

3. Open Meetings Law – Videoconferencing

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing with respect to allowing access to meetings by videoconference as permitted by Section 103-a of NYS Open Meetings Law.

Representative: Robert Petrovich, Executive Director, OCIDA

4. Request for Professional Services: OCIDA Engineering Services

The Agency is proposing to enter into contracts for professional engineering services, which includes but is not limited to advice and assistance to the Agency regarding site development, engineering needs of prospective companies seeking to locate in Onondaga County, environmental engineering relating to site investigation and remediation, SEQRA, traffic studies, site selection, permitting, and representing the Agency in related project development matters, and related and similar services.

Agency Action Requested:

- a. A resolution of the Board authorizing the Executive Director to enter into retainer agreements for professional engineering services with the following companies for professional engineering services on an as-needed basis.
 1. Arcadis of NY, INC.
 2. Barton & Loguidice, D.P.C
 3. C&S Companies
 4. CHA Consulting, Inc.
 5. JMT, Inc.
 6. Ramboll Group

Representative: Robert Petrovich, Executive Director, OCIDA

5. Public Relations/Marketing Services - Contract Authorization

Agency Action Requested:

- a. A resolution of the Board authorizing a contract with Eric Mower and Associates in an amount not to exceed \$3,500 for public relations/marketing services in connection with the development of White Pine Commerce Park.

Representative: Robert Petrovich, Executive Director, OCIDA

6. White Pine Engineering Contracts

Agency Action Requested:

- a. A resolution of the Board suspending the Service Agreement with Ramboll effective January 31, 2023.
- b. A resolution of the Board authorizing assumption of Ramboll's contract with Thew Associates PE-LS, PLLC in an amount not to exceed \$109,200 for certain survey and topographic work at White Pine Commerce Park.

Representative: Robert Petrovich, Executive Director, OCIDA

7. **Project Termination of Ranalli Super DC, LLC (3101-21-10A)**
Ranalli Super DC, LLC has withdrawn its application for financial assistance.

Agency Action Requested:

- a. A resolution of the Board acknowledging the withdrawal of the application submitted by Ranalli Super DC, LLC and revoking any and all financial assistance granted to Ranalli Super DC, LLC and United Auto Supply of Syracuse, West, Inc. in connection with the project associated with the project number listed above.

Representative: Robert Petrovich, Executive Director, OCIDA

6. **Appointment of Assistant Secretary**
OCIDA Board to Appoint Svetlana Dyer as Assistant Secretary

Agency Action Requested:

- a. Resolution by the Board to appoint Svetlana Dyer as Assistant Secretary to Onondaga County Industrial Development Agency.

Representative: Robert Petrovich, OCIDA, Executive Director

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
January 19, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, January 19, 2023 at 335 Montgomery Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:40 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Fanny Villarreal
Kevin Ryan

ABSENT:

Victor Ianno
Steve Morgan
Susan Stanczyk

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Matthew Pelligra, Office of Economic Development
Sarah Stevens, SS Funding Sources
Frank Murphy, Empire Polymer Solutions
Robert Poyer, Hancock & Estabrook

APPROVAL OF REGULAR MEETING MINUTES – DECEMBER 20, 2022

Patrick Hogan stated there was a typo on page 11 and it should read ‘brokered’ not “broken”.

Nancy Lowery stated staff will correct the minutes.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of December 20, 2022 with correction on page 11. Motion was carried.

TREASURER’S REPORT

Alexis Rodriguez gave a brief review of the Treasurer’s Report for the month of December 2022.

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

PAYMENT OF BILLS

Alexis Rodriguez gave a brief review of the Payment of Bills Schedule #477.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #477 for \$847,174.2. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

SYRACUSE HAULERS WASTE REMOVAL, INC. (3101-22-05A) SECOND MEETING

Sarah Stevens stated Syracuse Haulers has exceeded their current space. She stated the machinery they work with is large so in order for them to do any expansion and purchase of equipment they need to expand the building. She stated they are looking to construct approximately 24,624 sf for a transfer station and going to purchase equipment for the transfer station to process more of the material they collect. She stated they are going to be creating 10 new jobs over 3 years to operate the new expanded space and will continually grow their business. She stated there has been a shift in the way materials are processed and Syracuse Haulers repurposes a significant amount of the materials they collect. She stated they are LEED certified in the processing of the material.

Nancy Lowery stated a public hearing was held and there were no comments on the project.

Jeff Davis stated the Town of DeWitt Planning Board did the SEQR review and had done the original review as a Type I action. He stated they did a review of the expansion as well. He stated Agency Counsel reviewed all the information that was done by the Town of DeWitt and

the resolution before the Board is affirming the work done by the Town of DeWitt and accepting and adopting the SEQR Negative Declaration they provided.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination for the Syracuse Haulers Waste Removal, Inc. Project. Motion was carried.

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

EMPIRE POLYMER SOLUTIONS, LLC (3101-20-19A) MODIFICATION MEETING

(Frank Murphy distributed handout - Attached)

Frank Murphy stated Empire Polymer purchased the former Syroco site that is 15 acres with a 200,000 square foot building back in 2019. He stated they received benefits for funding from the Agency and they are almost complete with renovations. He stated they continued with another phase of the property where they updated the front façade of the building, some roads around the back of the building and some site work. He stated they went over budget with the costs of materials over the past couple years and they are seeking an extension on that funding.

Robert Petrovich stated this project is poster child for redevelopment success and reinvestment into our community. He stated Empire Polymer was looking for a home in the area and considered the former GM facility but serendipity prevailed and were able to get them to look at the former Syroco facility which was derelict, an attractive nuisance and severely tax delinquent. He stated the team at Empire Polymer has completely revitalized that property, created jobs and made a significant investment in our community. He stated it is a testament to the Board what the IDA does in support of business and manufacturing in particular. He stated he wanted to recognize what Empire Polymer has done in this community.

Patrick Hogan stated he concurs and Empire Polymer took a site that was a real problem for the community and made it into something. He stated he commends them for that.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing an extension to and an increase of the Sales and Use Tax Exemption for Empire Polymer Solutions, LLC and Empire Polymer Holdings, LLC. Motion was carried.

SYRACUSE LABEL (3101-15-04A) MODIFICATION MEETING

Robert Petrovich stated Hancock and Estabrook represented Syracuse Label on this bond transaction and they asked if the Agency would waive conflict and the Agency agreed. He stated for continuity sake they would also work on the IDA side of this transaction. He stated this is generally a result of Libor no longer being used as a benchmark for interest rate calculations. He stated this is more of an administrative transaction that really doesn't affect anything other than we are swapping out LIBOR for SOFR.

Robert Poyer stated Hancock and Estabrook represented Syracuse Label and OCIDA back in 2015 for the original issuance and then again in 2016 there was a reissuance related to a renewed amortization schedule. He stated as Mr. Petrovich said this is more of an administrative action. He stated the LIBOR rate is no longer going to be quoted in US dollars as of June 30th of this year. He stated the bonds are held by M & T Bank as the sole holder and they need to switch that over to SOFR (Secured Overnight Funding Rate) and is based on trades of treasuries between banks on an overnight rate. He stated it would switch over to that rate. He stated also Syracuse Label has requested M & T Bank release general security interest in personal property. He stated the bank is over secured by the value of the real property and the building that exists on the bonds so that won't cause a reissuance. He stated as a tax matter the value far exceeds the amount that's outstanding on these bonds. He stated there is a potential for an extension of the put date on these bonds so that is included as a belt and suspenders thing which may or may not occur but just to keep it in there. He stated this is almost the same thing as the GA Braun deal.

Patrick Hogan asked if this is a pass through. Robert Poyer stated yes, it is a conduit deal.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution approving certain Bond modifications and (2) selecting Hancock Estabrook, LLC as bond counsel for the Bond modifications. Motion was carried.

PROJECT TERMINATION OF RPNY SOLAR 5, LLC (3101-21-13A)

Robert Petrovich stated RPNY Solar has withdrawn their application for financial assistance. He stated we need to paper this over and withdraw our benefit package.

Nancy Lowery stated they came before the Board a couple years ago and staff kept reaching out for a closing date. She stated they kept requesting extensions which were granted but towards the end of last year the Executive Director put a deadline on that of December 2022. She stated upon RPNY Solar receiving the deadline they chose to withdraw their application.

Kevin Ryan asked where this project is located. Nancy Lowery stated it is in Manlius.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution acknowledging the withdrawal of the application submitted by RPNY Solar 5, LLC and revoking any and all financial assistance granted to RPNY Solar 5, LLC in connection with the project associated with the project number 3101-21-13A. Motion was carried.

PUBLIC RELATIONS/MARKETING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated as the Board is aware staff sent out an RFP to various marketing and PR firms to assist the Agency as needs arise, particularly given the work at White Pine and overall what staff anticipates being increased level of activity in our community as a result of Micron and other projects that will be coming forward. He stated there is a stable of marketing and PR firms not unlike our stable of engineering and legal firms. He stated as needs arise staff will solicit proposals from the firms and ask them to help us with certain assignments. He stated in this particular instance he is asking the Board for approval for an authorizing of \$7,500 in marketing and PR services in connection with White Pine and the Micron project to advance some marketing and PR strategies.

Patrick Hogan stated this is a great idea and it will be nice to get the real story out instead of the misinformation out there now.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a contract with Eric Mower and Associates in an amount not to exceed \$7,500 for public relations/marketing services in connection with the development of White Pine Commerce Park. Motion was carried.

OCIDA ENGINEERING SERVICES RFP

Robert Petrovich stated RFPs are issued and we need to refresh those RFPs periodically. He stated time is up for the engineering RFP and RFPs need to be reissued to solicit proposals from firms in the area that are willing to work for the Agency in support of our mission and projects as they manifest themselves through the course of our normal business. He stated staff is looking for the Board's authorization to release an RFP to solicit responses from engineering firms, come back to the Board and recommend the retention of those firms and as specific needs, projects, and situations arise. He stated individual proposals would be requested for specific tasks and those would come before the Board for authorization.

Upon a motion by Kevin Ryan, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the issuance of an RFP for engineering services. Motion was carried.

ADJOURN

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 9:04 am. Motion was carried.

Nancy Lowery, Secretary

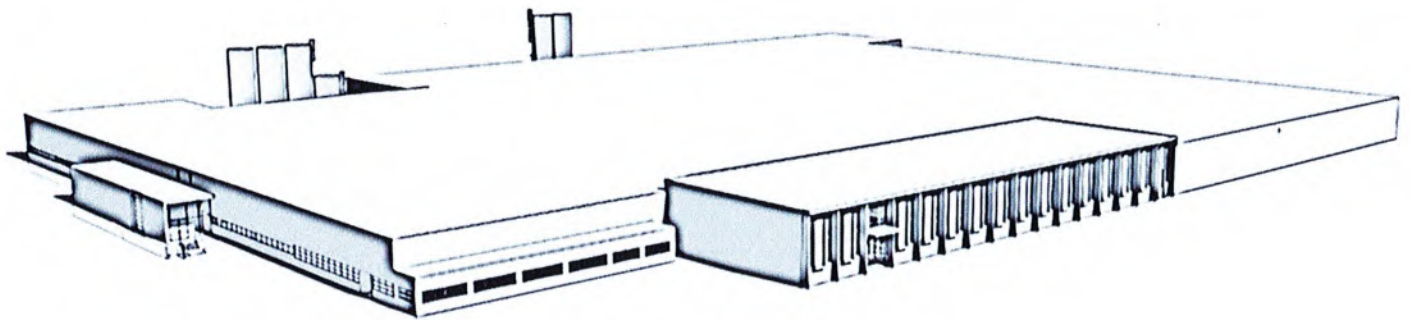
Empire Polymer Holdings, LLC Empire Polymer Solutions, LLC

January 2023

EmpirePolymerSolutions.com

Redevelopment of the Former SYROCO Site

Project # 3101-20-19A



Empire Polymer Solutions
7528 State Fair Blvd.
Syracuse NY



TABLE OF CONTENTS

1

OVERVIEW.....	2
REQUEST FOR BUDGET INCREASE.....	3
DETAILED PROPOSED BUDGET INCREASE.....	4
PROJECT BUDGET AND COSTS TO DATE.....	5
REQUEST EXTENSION OF TIME TO COMPLETE.....	6

OVERVIEW

Over the last two years, our primary objective for this historic property has been to restore it to productive use and enrich the local economy. To accomplish this, a multimillion-dollar renovation was required. To date, we have successfully rectified 12 years of vandalism and neglect, brought the buildings to code, and have made the property suitable for Empire Polymer Solution's operations.



Empire Polymer Solutions received its temporary Certificate of Occupancy in November 2021 and began operations utilizing 120,000 square feet for Phase I operations. We have plans in motion for Phase II, renovating the remaining 80,000 square feet for the ever-growing manufacturing operations that are able to thrive in this facility.

We are proud to share that, with the building renovations nearly complete, Empire Polymer Solutions has begun staffing the building and producing plastic products. Employees of all skill levels receive on-the-job training, enabling their professional success and a more developed local workforce. EPS remains ever committed to maintaining a safe working environment and a well-trained staff.

With the success of Empire Polymer Solutions operations, the organization is preparing to expand production into multiple shifts. The current single-shift operational model will be increased to three shifts, which occupy a 24/6 schedule. This change will necessitate staff increases, with expanded hiring and training of positions like Machine Operators, Forklift Operators, Shipping & Receiving Coordinators, Maintenance Coordinators, Inventory Controllers, Supervisors, and Office Administrators.

REQUEST FOR BUDGET INCREASE

We are requesting an increase to our Project Budget of \$1,155,547.

The original IDA Project budget was planned in 2019 and involved extensive renovations with a budget of \$7,135,210. (See *Project Budget and Cost to Date* on page 5.) Given the rising costs of construction material since 2019 we have had to scale back on some of the work to stay within our Project budget. We shifted our plan to focus on the renovations needed to begin operations.

Now that we are operational, EPS would like to complete the renovations on the building to allow for planned expansion. However, as you can see from the *Project Budget and Costs* on page 5 there is insufficient budget remaining to do so. The high construction costs in 2021 and 2022 due to inflation has caused numerous budget overruns. The original budget for site/demo work, for example, was \$618,262. With the added remediation costs for asbestos removal and high material costs for parking lot, EPS is over budget by almost \$850,000 for site/demo work alone.

To compensate for this overrun, and to stay within budget, the Building Renovations were scaled back as follows:

- Only a portion of the roof was completed,
- Parking Lot was patched only,
- Interior painting was cancelled,
- Truck scale was put on hold, and
- Construction on the Northside of the building was stopped.

Even with scaling back this work, the high costs of construction impeded our renovations to other areas of sitework we deem necessary for expansion.

Some of the areas where the higher costs caused overruns were as follows:

- Remediation,
- Electrical upgrades,
- Fire protection system,
- Roof, and
- Parking lot.

The proposed increase in the Budget of \$1,155,547 is detailed on the next page.

DETAILED PROPOSED BUDGET INCREASE

PROJECT BUDGET INCREASE

PROJECT # 3101-20-19A

Work to be Completed 2023:

New Roof	\$	250,000.00	Eastside of Bldg (appr. 30,000 sqft)	\$	8.33 sq'
Interior Painting	\$	100,000.00	Production area		
Electrical Upgrades	\$	60,000.00	Northside 40,000 sq ft		
Sitework	\$	50,000.00	Northside 40,000 sq ft		
Buildouts	\$	150,000.00	EPS Expansion-Phase II		
Silos	\$	180,000.00	EPS Expansion-Phase II		
Truck Scale	\$	60,000.00	Completion		
Parking Lot	\$	250,000.00	Milling & Paving		
TOTAL WORK TO BE COMPLETED	\$	1,100,000.00			

Work Performed & Invoices to be Paid:

Drainage	\$	6,653.50	Joe Green Excavating- install extra manhole & tie in to drain
Parking Lot	\$	4,900.00	Upstate Paving - crack fill lot
Bldg Renovations	\$	21,978.62	Burke Contracting -trench drains in Grinder area and Boiler room
Electrical Upgrades	\$	15,326.48	Bruce Electric - upgrade power 400amps, Bus ducts
Fire Protection	\$	3,313.20	Alarm Services - Upgrade Fire alarm system
Fire Protection	\$	620.95	Chuck's Fire Equip - Fire Extinguisher check, tag & recharge
Construction Management	\$	3,643.39	Burke Contracting GC & CM Fees
TOTAL WORK COMPLETED & INVOICES TO BE PAID	\$	56,436.14	

Total Projected Costs to Complete	\$	1,156,436.14
Less: IDA Remaining Budget		(889.70)
Total Budget Increase 2023	\$	1,155,546.44

PROJECT BUDGET AND COSTS TO DATE

PROJECT COSTS AND FINANCES
PROJECT # 3101-20-19A

DESCRIPTION OF COSTS	TOTAL BUDGET AMOUNT	2022 CUMULATIVE TOTAL		Proposed Increase	REVISED BUDGET AMOUNT	2023 Estimated
		TOTAL ACTUAL COSTS through 12/31/22				
Land / Bldg Acquisition	\$ 560,000	\$ 525,000.00		\$ (35,000)	\$ 525,000	\$ -
Site / Demo Work						
Remediation & Demolition		\$ 549,138.34				\$ 6,653.50
Drainage		\$ 39,886.58				\$ 60,000.00
Sanitary Sewer		\$ 71,611.93				
Truck Scale		\$ 33,227.34				
Easements / Right of Way		\$ 7,861.20				
Tree Removal / Landscaping / Parking Lot		\$ 451,649.49				\$ 254,900.00
Total Site / Demo Work	\$ 618,262	\$ 1,153,374.88		\$ 856,666	\$ 1,474,928	\$ 321,553.50
Bldg Construction & Renovation						
Bldg Renovations		\$ 1,062,826.08				\$ 321,978.62
Electrical Upgrades		\$ 1,513,161.85				\$ 75,326.48
Fire Protection System		\$ 531,291.05				\$ 3,934.15
Roof		\$ 459,734.18				\$ 250,000.00
HVAC		\$ 324,152.88				
Lighting		\$ 234,707.04				
Loading Docks		\$ 286,163.34				
Plumbing		\$ 136,455.87				
Railroad Spur		\$ 85,115.87				
Security / Structural Scan Sys		\$ 61,985.99				
Water		\$ 31,210.05				
Construction Expenses (Dumpster, Hydrant rental, Field Office Temp Payroll, etc.)		\$ 83,421.29				
Permits		\$ 19,548.00				
Construction Management		\$ 194,251.32				\$ 3,643.39
Total Bldg Construction & Renovation	\$ 5,271,948	\$ 5,024,024.81		\$ 406,959	\$ 5,678,907	\$ 654,882.64
Furniture & Fixtures	\$ 50,000	\$ 12,202.04		\$ (37,798)	\$ 12,202	\$ -
Equipment	\$ 150,000	\$ -		\$ (150,000)	\$ -	\$ -
Equipment - (NYS IDA Project Sales Tax Exempt)	\$ 150,000	\$ 215,111.79		\$ 245,112	\$ 395,112	\$ 180,000.00
Engineering / Architects	\$ 135,000	\$ 188,140.57		\$ 53,141	\$ 188,141	\$ -
Financial Charges	\$ 50,000	\$ -		\$ (50,000)	\$ -	\$ -
Legal	\$ 50,000	\$ 1,250.00		\$ (48,750)	\$ 1,250	\$ -
Property Management	\$ 100,000	\$ 15,216.21		\$ (84,784)	\$ 15,216	\$ -
TOTAL PROJECT COSTS	\$ 7,135,210	\$ 7,134,320.30		\$ 1,155,546	\$ 8,290,756	\$ 1,156,436.14
		\$ 7,134,320.30				
ST-60 Exempt Sales Tax				\$ 92,444		

REQUEST EXTENSION OF TIME TO COMPLETE

We are requesting the original timeline of 3 years ending January 31, 2023, to be extended to 4 years ending January 31, 2024, to accomplish these renovations.

By the end of 2022 most of the work has been completed. As detailed in the proposed budget increase on page 3, we still need to complete the following:

- New roof on the Eastside of the building,
- Paint the interior production area,
- Upgrade the Northside of the building,
- Install the truck scale,
- Complete the milling and paving of the parking lot,
- Additional sitework in expanded manufacturing production space, and
- Silos for material storage.

To complete the above renovations, we are requesting an extension of the project timeline by one (1) year.

The new completion date would be **January 31, 2024**.



EMPIRE POLYMER SOLUTIONS LLC

EMPIRE POLYMER HOLDINGS LLC

Location: 7528 State Fair Blvd, Baldwinsville, NY 13027

www.EmpirePolymerSolutions.com

Contact: Frank Murphy, President (585) 797-3348

Email: FMurphy@empirepolymerus.com



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 335 MONTGOMERY STREET, 2ND FLOOR, SYRACUSE, NY 13202
 PHONE: 315.435.3770 • FAX: 315.435.3669

January 31, 2023

Revenue / Expense / Income	Current Period	Current YTD	2023 Budget Amount	Current YTD Change to Budget
Operating/Non-Op Revenue	354,672	354,672	1,472,880	(1,118,208)
Administrative Expense	33,022	33,022	816,000	(782,978)
Operating/Program Expense	166,310	166,310	656,880	(490,570)
Net Ordinary Income	155,340	155,340	-	155,340

Current Assets	Current YTD	Prior YTD
Total Cash	6,301,894	7,988,354
Less Pass Through Received	5,177,969	4,616,139
Available Cash	1,123,924	3,372,215
Receivables	488,370	537,359
Grant Reimbursements	-	-
Total	1,612,294	3,909,574

Receivables	
0-120 days	487,370
> 120 days	1,000
Total	488,370

Onondaga County Industrial Development Agency

Profit and Loss

January 2023

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	341,004.00
2116.2 Application Fees	10,000.00
Total 2116 Fees	351,004.00
Total 500 Operating Revenue	351,004.00
501 Non-Operating Revenue	
2401 Interest Income	1,067.52
501.2 Other Non-Operating Revenue	2,600.00
Total 501 Non-Operating Revenue	3,667.52
534 Pilot & Pass Thru Revenue	
529 PILOT Income	6,132,670.22
Total 534 Pilot & Pass Thru Revenue	6,132,670.22
Total Income	\$6,487,341.74
GROSS PROFIT	\$6,487,341.74
Expenses	
6400 Operating Expense	
6402 Rent	8,933.57
6406 Other Professional Services	610.00
6407 Administrative Expense	33,022.00
6408 Meeting Expenses	129.97
6409 Conference Attendance	885.00
6410 Office Expense	2,523.48
6411 Memberships / Sponsorships	2,581.00
Total 6400 Operating Expense	48,685.02
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	9,722.00
Total 6450 Barclay Damon	9,722.00
Total 6440 Legal Fees	9,722.00
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.3 Legal	51,767.32
6510.5 Insurance	1,215.11
6510.6 Taxes/SDC	85,648.92
Total 6510 White Pine Commerce Park	138,631.35
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	2,049.12
Total 6520 North Salina Property Acquisition	2,049.12

Onondaga County Industrial Development Agency

Profit and Loss

January 2023

	TOTAL
6530 800 Hiawatha Blvd. West	
6530.1 Taxes	244.20
Total 6530 800 Hiawatha Blvd. West	244.20
Total 6500 Agency Program Expenses	140,924.67
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	6,132,670.22
Total 6605 Pilot & Pass Thru Expenses	6,132,670.22
Total 6600 Non-Operating Expenses	6,132,670.22
Total Expenses	\$6,332,001.91
NET OPERATING INCOME	\$155,339.83
NET INCOME	\$155,339.83

Onondaga County Industrial Development Agency

Balance Sheet As of January 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	5,418,692.10
200.2 Cash - M & T Money Maker Savings	892,109.29
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	6,301,893.57
Total Bank Accounts	\$6,301,893.57
Accounts Receivable	
380 Accounts Rec.	
380.1 A/R General	-33,213.00
380.6 A/R Fees, Lease & PILOT	4,283,694.78
Total 380 Accounts Rec.	4,250,481.78
Total Accounts Receivable	\$4,250,481.78
Total Current Assets	\$10,552,375.35
Fixed Assets	
100 Land	
101 White Pines Commerce Park	25,831,128.37
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
101.6 WPCP Marketing	2,954.34
Total 101 White Pines Commerce Park	27,640,827.24
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53

Onondaga County Industrial Development Agency

Balance Sheet As of January 31, 2023

	TOTAL
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42
Total 100 Land	28,897,172.74
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
Total Fixed Assets	\$34,982,100.74
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$45,536,117.85
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	731,733.79
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	357,062.00
600.205 Exp Pay Prev Period	13,521.03
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	26,088,187.09
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	26,090,316.09
Total 600 Accounts Payable	27,260,441.91
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	-525,000.00
603 PILOT Pass Thru	6,660,266.67
604 Other Pass Thrus	-0.30
Total 601 PILOT and Pass Thru Payable	6,135,266.37
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	-14.88
631.145 Onondaga	-3.03

Onondaga County Industrial Development Agency

Balance Sheet

As of January 31, 2023

	TOTAL
Total 631.1 Towns	-17.91
631.3 Schools	
631.325 Jamesville-Dewitt	-97.40
631.356 Syracuse	0.01
Total 631.3 Schools	-97.39
631.4 Onondaga County	-970.99
631.5 City of Syracuse	-1,510.13
Total 631 Due to Other Governments	-2,596.42
Total Other Current Liabilities	\$33,393,111.86
Total Current Liabilities	\$33,393,111.86
Total Liabilities	\$33,393,111.86
Equity	
3900 Equity Unreserved	9,268,998.53
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	155,339.83
Total Equity	\$12,143,005.99
TOTAL LIABILITIES AND EQUITY	\$45,536,117.85

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #478
February 9, 2023

GENERAL EXPENSES

1. <u>NYS ECONOMIC DEVELOPMENT COUNCIL*</u>	\$	106.00
Annual Meeting		
2. <u>BRIAN R. HALL RECEIVER OF TAXES**</u>	\$	4,203.35
WPCP 2023 Real Property Taxes		
3. <u>CITY OF SYRACUSE DEPARTMENT OF FINANCE***</u>	\$	902.83
435 N Salina St Taxes		
4. <u>CRYSTAL ROCK****</u>	\$	33.69
Inv#22976721, 1-22-23		
5. <u>NATIONWIDE*****</u>	\$	1,707.96
Commercial Liability Insurance, Account#7J2551		
6. <u>PARK STRATEGIES*****</u>	\$	5,000.00
Jan-Feb 2023 Consulting Services, Inv#'s 16587604, 16587657		
7. <u>BARCLAY DAMON LLP</u>	\$	66,854.21
White Pine IDA Work, Inv#'s 5209028, 5210448, 5210449, 5209031		
8. <u>BARCLAY DAMON LLP</u>	\$	13,644.50
OHB Redev LLC, Inv#'s 5218852, 5222626		
9. <u>FEDEX</u>	\$	8.30
Inv#8-008-92947		
TOTAL	\$	92,460.84

*Ratification of Check dated January 20, 2023

**Ratification of Check dated January 23, 2023

***Ratification of Checks dated January 24, 2023

****Ratification of Check dated January 27, 2023

*****Ratification of Checks dated February 2, 2023

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #478
February 9, 2023

PILOT Payments

1.	<u>ONONDAGA COUNTY*</u> COR IH 4th Q 2022 PILOT Payment	\$	9,428.91
2.	<u>CITY OF SYRACUSE*</u> COR IH 4th Q 2022 PILOT Payment	\$	8,493.64
3.	<u>SYRACUSE SCHOOL DISTRICT*</u> COR IH 4th Q 2022 PILOT Payment	\$	14,547.90
4.	<u>ONONDAGA COUNTY</u> Syracuse Rail 4th Q 2022 and Annual 2023 PILOT Payments	\$	1,114,621.62
5.	<u>CITY OF SYRACUSE</u> Syracuse Rail 4th Q 2022 and Annual 2023 PILOT Payments	\$	29,804.86
6.	<u>TOWN OF ONONDAGA</u> Syracuse Rail 4th Q 2022 PILOT Payment	\$	3.57
7.	<u>TOWN OF DEWITT</u> Syracuse Rail 4th Q 2022 and Annual 2023 PILOT Payments	\$	95,730.56
8.	<u>JAMESVILLE-DEWITT CSD</u> Syracuse Rail 4th Q 2022 and Annual 2023 PILOT Payments	\$	11,477.80
9.	<u>TOWN OF SALINA</u> Annual 2023 PILOT Payments	\$	106,084.09
10.	<u>TOWN OF CICERO</u> Annual 2023 PILOT Payments	\$	62,141.18
11.	<u>TOWN OF LYSANDER</u> Annual 2023 PILOT Payments	\$	53,118.00
12.	<u>TOWN OF CLAY</u> Annual 2023 PILOT Payments	\$	68,207.00

13. <u>TOWN OF VANBUREN</u>	\$	64,956.00
Annual 2023 PILOT Payments		
14. <u>TOWN OF ELBRIDGE</u>	\$	95,989.00
Annual 2023 PILOT Payments		
15. <u>TOWN OF SKANEATELES</u>	\$	38,867.77
Annual 2023 PILOT Payments		
16. <u>TOWN OF GEDDESS</u>	\$	545.48
Annual 2023 PILOT Payments		
17. <u>VILLAGE OF NORTH SYRACUSE</u>	\$	15,051.00
Annual 2023 PILOT Payments		
18. <u>VILLAGE OF SOLVAY</u>	\$	4,339.94
Annual 2023 PILOT Payments		
19. <u>LIVERPOOL CSD</u>	\$	528,953.00
Annual 2023 PILOT Payments		
20. <u>NORTH SYRACUSE CSD</u>	\$	523,979.64
Annual 2023 PILOT Payments		
21. <u>BALDWINVILLE CSD</u>	\$	490,155.00
Annual 2023 PILOT Payments		
22. <u>ESM CSD</u>	\$	494,801.31
Annual 2023 PILOT Payments		
23. <u>JORDAN ELBRIDGE CSD</u>	\$	520,703.00
Annual 2023 PILOT Payments		
24. <u>SKANEATELES CSD</u>	\$	214,011.56
Annual 2023 PILOT Payments		
25. <u>LYNCOURT CSD</u>	\$	547,551.31
Annual 2023 PILOT Payments		

26. <u>CITY OF SYRACUSE CSD</u>	\$	52,484.00
Annual 2023 PILOT Payments		
27. <u>MARCELLUS CSD</u>	\$	2,798.00
Annual 2023 PILOT Payments		
28. <u>SOLVAY CSD</u>	\$	9,123.94
Annual 2023 PILOT Payments		
TOTAL	\$	5,177,969.08

*Ratification of Checks dated February 2, 2023

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



1/12/2023

Mr. Robert Petrovich
Onondaga County IDA
335 Montgomery Street,
2nd Floor
Syracuse, NY 13202

RE: RPNY Solar 4 PILOT Application

Dear Mr. Petrovich,

Renewable Properties is pleased to submit this Application for Benefits for our RPNY Solar 4, AKA "Clemons Road," Solar Project for your review and consideration. The Clemons Road Solar Project (Project) is small-scale, 2.75 MWac community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9-acre parcel. The subject parcel is located at 5986 Clemons Road in the Village of Minoa, NY; (APN 005.-10-01.0). The Project company has entered into a long-term lease agreement with the property owner, RC Raimondo Properties, LLC. The Project will generate 2.75 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power.

The Project will utilize approximately 6,427 modules and roughly 22 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers.

During the construction period, the Project will create up to 30 full-time construction jobs. It is our intent to primarily hire local general contractors, sub-contractors, and labor as much as possible. However, through the bidding process for our engineering, procurement, and construction (EPC) contractor for this Project, ongoing conversations with EPC prospects, and our experience building similar projects in other parts of the State, we've come to realize that 100% local employment is not possible due to labor shortages and high demand for the particular skillsets required for these projects. Therefore, in addition to this application, we are requesting a waiver for the 100% local labor requirement and will be able to provide the necessary supporting documentation for the waiver request under a subsequent submittal.

RPNY Solar 4 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. While past solar projects in Onondaga County may have been able to support a larger PILOT dollar value, near-term sunseting incentives through NYSEDA, along with the disappearance of the Community Adder, have made the economics on solar projects more challenging. Although projects of this size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a \$4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated by the Project have a 100% reduction on municipal expenses. It is respectfully submitted that no other applicant or taxpayer can make that representation.

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



We look forward to your review of this application and welcome any comments or questions you may have.

Sincerely,

RENEWABLE PROPERTIES

Anthony Bell

Anthony Bell
Permitting Manager

Application Materials Enclosed:

1. OCIDA Benefits Application
2. Project Narrative and Description
3. Approved Project Site Plan
4. Parcel PDD figure
5. FEAF
6. SEQR Determination
7. Village of Minoa Approval Resolutions
8. Taxing Jurisdictions PILOT Letters of Support
9. Lease Agreement
10. Project Decommissioning Plan

Cc:

Stephanie Loucas, Renewable Properties
Daniel Spitzer, Hodgson Russ
Raquel Parks, Hodson Russ
Nancy Lowery, OCIDA

RPNY Solar 4, LLC						
Project Summary Draft			2/8/2023			
1. Project		RPNY Solar 4, LLC	2. Project Number		3101-23-1A	
3. Location		5986 Clemons Rd	4. School District		East Syracuse-Minoa School District	
5. Tax Parcel(s)		005.-10-01.0	6. Project Type		New Construction/Solar	
			Village		Village of Minoa	
7.Total Project Cost		\$	7,126,990	8. Total Jobs		0
Land		\$	-	8A. Job Retention		0
Site Work		\$	1,015,340	8B: Job Creation		0
Building		\$	2,041,423	(Next 5 Years)		
Furniture & Fixtures		\$	-			
Equipment		\$	2,779,079			
Equipment Subject to NYS Production Exemption		\$	-			
Engineering/Architecture Fees		\$	102,400			
Financial Charges		\$	367,000			
Legal Fees		\$	200,000			
Other- Solar Installation Labor		\$	-			
Cost Benefit Analysis		RPNY Solar 4, LLC		Project Description		
		Fiscal Impact (\$)				
Abatement Cost		\$	458,295			
Sales Tax		\$	222,326			
Mortgage Tax		\$	42,762			
Property Tax Relief (PILOT)		\$	193,206			
New Investment		\$	7,391,963			
PILOT Payments		\$	352,333			
Project Wages (10 years)		\$	-			
Construction Wages		\$	435,300			
Employee Benefits (10 years)		\$	-			
Project Capital Investment		\$	6,505,242			
New Sales Tax Generated		\$	-			
Agency Fees		\$	99,087			
Benefit:Cost Ratio		16 :1		RPNY Solar 4, LLC is proposing a 2.75 MW Solar energy system farm located on 12.4 acres in the Village of Minoa.		

RPNY Solar 4, ILLC- Draft

2/6/2023

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 2,574

Expected Revenue from the Parcel
if no project occurred \$ 82,436.70

Projected Year 1 Revenue to be
generated as a result of the project: \$11,000

Total Project Cost \$ 7,126,990.26

OCIDA Estimate of Project Value \$ 694,769.80

Projected MW to be generated 2.75
Scheduled PILOT Payments \$ 352,333

Year	Onondaga County	Manlius	East Syracuse-Minoa School District	Village of Minoa	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	11%	8%	58%	23%	100.0%		
2022-2023	282.69	218.38	1496.69	575.95	2573.71		
1	1198.75	926.04	6346.77	2528.44	11000.00	5041.55	-5958.45
2	1222.72	944.57	6473.70	2579.01	11220.00	5142.38	-6077.62
3	1247.18	963.46	6603.18	2630.59	11444.40	5245.23	-6199.17
4	1272.12	982.73	6735.24	2683.20	11673.29	5350.13	-6323.16
5	1297.56	1002.38	6869.95	2736.86	11906.75	5457.14	-6449.62
6	1323.52	1022.43	7007.34	2791.60	12144.89	5566.28	-6578.61
7	1349.99	1042.88	7147.49	2847.43	12387.79	5677.60	-6710.18
8	1376.99	1063.73	7290.44	2904.38	12635.54	5791.16	-6844.39
9	1404.53	1085.01	7436.25	2962.47	12888.25	5906.98	-6981.27
10	1432.62	1106.71	7584.97	3021.72	13146.02	6025.12	-7120.90
11	1461.27	1128.84	7736.67	3082.15	13408.94	6145.62	-7263.32
12	1490.49	1151.42	7891.41	3143.80	13677.12	6268.53	-7408.58
13	1520.30	1174.45	8049.24	3206.67	13950.66	6393.90	-7556.76
14	1550.71	1197.94	8210.22	3270.81	14229.67	6521.78	-7707.89
15	1581.72	1221.90	8374.43	3336.22	14514.27	6652.22	-7862.05
16	1613.36	1246.33	8541.91	3402.95	14804.55	6783.58	-8020.97
17	1645.63	1271.26	8712.75	3471.01	15100.64	6915.07	-8185.57
18	1678.54	1296.69	8887.01	3540.43	15402.66	7046.58	-8356.08
19	1712.11	1322.62	9064.75	3611.23	15710.71	7178.10	-8532.61
20	1746.35	1349.07	9246.04	3683.46	16024.92	7309.63	-8715.29
21	1781.28	1376.05	9430.96	3757.13	16345.42	7441.15	-8904.27
22	1816.90	1403.57	9619.58	3832.27	16672.33	7572.67	-9099.66
23	1853.24	1431.65	9811.97	3908.92	17005.78	7704.19	-9301.59
24	1890.31	1460.28	10008.21	3987.09	17345.89	7835.71	-9509.18
25	1928.11	1489.48	10208.38	4066.84	17692.81	7967.23	-9722.58
	38396.28	29661.48	203288.87	80986.67	352333.30	545539.57	193206.27



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
6. 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>.
7. 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.
8. 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.
9. 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

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

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

Return to:

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

Section I: Applicant Information

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

Submittal Date: _____

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

Applicant/Project Operator: Click here to enter text. _____

Applicant/ Project Operator Address: _____

Phone: _____ Fax: _____

Website: _____ E-mail: _____

Federal ID#: _____ NAICS: _____

State and Year of Incorporation/Organization: _____

Owner (if different from Applicant/Project Operator): _____ Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner: _____

B) Individual Completing Application:

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): _____

Year Established: _____

State in which Organization is established: _____

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

Name

% of ownership

G) Applicant Business Description:

Estimated % of sales within Onondaga County: _____

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

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

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

(*Percentage to equal 100%)

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

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☐ No

2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☐ No

3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☐ No

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

☐ Yes ☐ No

Section II: Project and Site Information

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

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Full Market Value: _____ Footage of Existing Building: _____

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 |
| ☐ Housing Project | ☐ Demolition and Construction |
| ☐ Renewable Energy Project | ☐ Acquisition of existing facility/property |
| ☐ Retail | ☐ Other: |

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

* For a Retail Project (also see page 14)

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

* For a Housing Project (also see page 17)

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

- ☐ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☐ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (vi) describe your method for site control (Own, lease, other).

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

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

- | | |
|--|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☐ Commercial | |

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

Not Applicable

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

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

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

☐ Yes ☐ No

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

See attached project narrative

J) Local Approvals (Site Plan and Environmental Review)

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

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

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

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*			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost			

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ _____

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:	
Estimate the number of construction jobs to be created by this Project:	
Estimate the average length of construction jobs to be created (months):	
Current annual payroll at facility:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Amount or percent of wage employees pay for benefits:	
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, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3

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): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): _____
- ☐ 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): \$ _____

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

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

\$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

SECTION: V For Retail Projects Only

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

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

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

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

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

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

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

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

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

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

Section VIII: Local Access Policy Agreement

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

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

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

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

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

Company: _____

Representative for Contract: _____

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

Phone: _____ Email: _____

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

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

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

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

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

Section X: Recapture of Tax Abatement/Exemptions

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

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

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

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

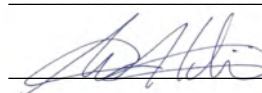
Agency Legal Counsel & Auditor

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

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

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XII: Representations, Certifications, and Indemnification

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

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

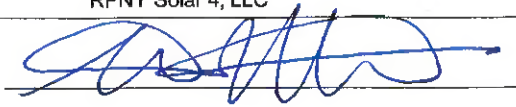
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M.** The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N.** The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

RPNY Solar 4, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Aaron Halimi

Date: 1/11/23

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

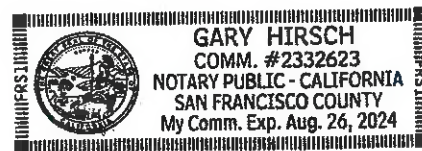
Aaron Halimi, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of RPNY Solar 4, 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 20 day of Jan, 2023


(Notary Public)



End of Application

Rev 1.18.22

Ms. Lowery,

Thank you for your time and consideration reviewing our application for OCIDA benefits. The intent of this letter is to respond to your comments and questions regarding our application, we received via email on January 25, 2023. We have broken-out and separated your comments (italics) so that we may answer them directly in turn:

1. *the Solar PILOTs guidance and best practices (application pg. 14) indicates providing supporting documentation from among others, the "Town Board" – the Town letter is an acknowledgement from the Town supervisor that the Town is aware of the request. (Village mayor letter notes the Village agrees with the PILOT and the school district superintendent's letter indicates support for the PILOT.) Please have the Town confirm in writing that they support the PILOT or have no objection to the PILOT.*

As discussed during a follow-up call on 1/26/23, the support letter from the Town of Manlius does voice the Town's support for the \$4,000/MW payment for 25-year term with 2% escalator. A copy of the support letter was resubmitted via email on 1/26/23 and an additional copy is enclosed with this letter as well.

2. *Section II(A) – full market value listed as \$62,400 – please confirm as tax assessment from 3/1/22 tax status date shows FMV as \$64,600*

Confirmed. The original value of \$62,400 was erroneously from the 2021 tax card.

3. *Section II(D) – include narrative as attachment that addresses the items from the description: add item (i) (background,*

A project Narrative was included in the original submission, the language regarding the company's background under the section header of "The Applicant" is reiterated below:

"RPNY Solar 4, LLC is an affiliate and subsidiary of Renewable Properties, LLC. Renewable Properties is a national developer, financier, owner, and operator of community solar PV and energy storage projects across the county. The company currently has a development pipeline of over 600 megawatts across 12 states, with over a dozen projects in development or operating in New York alone."

We would like to further clarify that RPNY Solar 4, LLC is a subsidiary of Wildcat Renewables, LLC, which is a subsidiary of Renewable Properties, LLC. Hopefully this clarification will help answer additional comments below.

4. *clarify the size of the project (application cover letter describes the facility as being located on approximately 12.4 acres, while the PDD site plan shows 14.2 acres identified as the solar development area);*

2/6/2023

Ms. Lowery,

Thank you for your time and consideration reviewing our application for OCIDA benefits. The intent of this letter to provide the outstanding responses to your January 25, 2023 comments, which were not provided in our first comment letter from January 26, 2023. We have broken-out and separated your comments (*italics*) so that we may answer them directly in turn:

1. *The general contractor information in Section VIII is TBD and the project is requesting a waiver from the local labor policy (also, to note that the budgets lists 0% as procured in the County). Is that because you are asking for a local labor waiver and waiting for a response?*

Point of Contact information for our Prime Contractor has been provided in the latest revisions of our application, delivered on 2/6/2023.

The reason the budget originally listed 0% as procured in the County was due to the fact that our procurement and labor search is not complete yet. The 0% originally indicated was meant to be only a placeholder for the time being. We have revised the application to show these as blank for now and will be able to update them once the labor search and equipment procurement processes are complete.

2. *Section III(B) – confirm that the amount of the bank financing is \$5,611,187.14 (differs from Mortgage amount of \$8,707,540.10 indicated in Section III(F) or provide an explanation for the difference.*

The original application included our construction loan financing and our permanent loan, which is obtained after construction to refinance the original construction loan, in the mortgage. Per our conversations, the second loan has been removed and only the construction financing is included.

3. *Section III(F) – see preceding comment to III(B), also Mortgage amount is for more than the total project costs – please confirm or explain*

See explanation above. Our revised application now only includes our construction loan

4. *Section III(G) – confirm that the total costs for goods and services subject to state and local sale and use tax to be exempt through the Agency is \$366,103.56 and no exemption is intended for the remainder of the costs indicated in Section III(A).*

This value has been reviewed and updated accordingly in the updated application.

The PDD plan shows +/- 14.2 acres for the solar development area, but the project itself does not take up the entire +/- 14.2 acres. The 12.4 acres referenced in the application is the facility size (i.e. the area inside the fence), which in our experience is what's traditionally referred to as "project size."

5. *please clarify – will lease be for full 41.9 acres? (looks like it per provided lease, but elsewhere in the application are references that a subdivision/slash parcel process is underway)*

Our current lease with the landowner is for the entire 41.9 acre parcel, however, prior to entering into the Extended Term the lease area will be adjusted to include only the solar facility (per Section 3(f) of the lease).

6. *likewise, please confirm that whether the PILOT is for the full 41.9 acres or the smaller parcel (with a subdivision or slash parcel);*

PILOT requested will be just for the smaller parcel.

7. *please add item (iv) (current use of the site);*

This was also described in the Project Narrative that was submitted, but the parcel currently sits vacant with no active use.

8. *for item (v) lease provided was between the property owner and Wildcat Renewables – please clarify the applicant's method for site control.*

As clarified above, RPNY Solar 4, LLC is a subsidiary of Wildcat Renewables, LLC, which is a subsidiary of Renewable Properties, LLC.

9. *Section VI(2) – lease provided is for Wildcat Renewables, not the applicant – please clarify*

As clarified above, RPNY Solar 4, LLC is a subsidiary of Wildcat Renewables, LLC, which is a subsidiary of Renewable Properties, LLC.

10. *Section X, XI, XII – please execute.*

Executed and notarized copies were submitted on 1/23/23

VILLAGE OF MINOA
240 N. MAIN STREET • MINOA • NEW YORK 13116

William F. Brazill, *Mayor*
wbrazill@villageofminoa.com
Office: (315) 656-3100
Fax: (315) 656-0825
www.villageofminoa.com



John H. Champagne, *Deputy Mayor*
John M. Abbott, *Trustee*
Eric S. Christensen, *Trustee*
Bobby Schepp, *Trustee*
Lisa L. DeVona, *Clerk-Treasurer*
Law Offices of Courtney M. Hills PC

October 14, 2022

Robert M. Petrovich, Director
Onondaga County Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, NY 13202

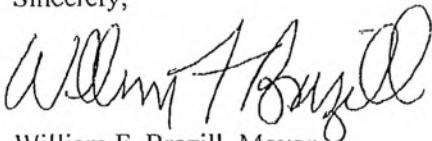
Dear Director Petrovich:

Re: Minoa's support of RPNY Solar 4, LLC Onondaga County IDA PILOT

On September 6, 2022, the Village of Minoa (the "Village") approved RPNY Solar 4, LLC (RPNY Solar) to build and operate an approximately 3 megawatt (MW) solar array in the Village at 5986 Clemons Road, Tax Map ID: 005.-10-01.0. The Village is aware that RPNY Solar will pursue a Payment in Lieu of Taxes (PILOT) Agreement through the Onondaga County Industrial Development Agency and has discussed the proposed PILOT structure with RPNY Solar. The Village agrees with a \$4,000 per megawatt payment for a 25-year term with an annual escalator of 2%.

Please contact my office if you would like to discuss the PILOT structure further.

Sincerely,



William F. Brazill, Mayor

Raquel Parks
Associate
Direct Dial: 518.433.2424
rparks@hodgsonruss.com



October 20, 2022

John Deer, Supervisor
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066

Re: RPNY Solar 4, LLC's RPTL §487 PILOT with the Onondaga County
Industrial Development Agency

Dear Supervisor Deer:

This office represents RPNY Solar 4, LLC ("RPNY Solar"). The Village of Minoa (the "Village") has approved RPNY Solar to build and operate an approximately 3 megawatt solar array in the Village at 5986 Clemons Road, East Syracuse, NY 13057 (Tax Map ID: 005.-10-01.0)(the "Project").

RPNY Solar will enter into a payment in lieu of taxes ("PILOT") agreement with the Onondaga County Industrial Development Agency (the "IDA") to benefit the Onondaga County, East Syracuse Minoa Central School District, Village of Minoa, and your Town (the "Jurisdictions"). One of the IDA's requirements is that RPNY Solar obtains each Jurisdiction's approval of the proposed PILOT structure with the IDA.

RPNY Solar proposes a PILOT amount of \$4,000/MW to be split with each Jurisdiction based upon each Jurisdiction's appropriate tax rate. The PILOT agreement will last for a term of 25 years with an annual escalator of 2%. Enclosed is Mayor Brazill's letter of support for this PILOT structure. If the Town agrees to this PILOT structure, we would appreciate if you sign a copy of this letter where indicated, and return it to the undersigned.

677 Broadway, Suite 401 | Albany, New York 12207 | 518.465.2333 | HodgsonRuss.com

Albany ■ Buffalo ■ New York ■ Palm Beach ■ Saratoga Springs ■ Toronto

16335998v1

John Deer, Supervisor
Town of Manlius
October 20, 2022
Page 2



Please contact me if you would like to discuss the PILOT structure further.

Regards,

A handwritten signature in black ink that reads "Raquel Parks".

Raquel Parks

Enclosure

cc: William F. Brazill, Mayor of Minoa

The undersigned, **Town of Manlius**, is aware that RPNY Solar 4, LLC will pursue a Payment in Lieu of Taxes (PILOT) Agreement through the Onondaga County Industrial Development Agency and has discussed the proposed PILOT structure with RPNY Solar 4, LLC. The undersigned hereby supports a \$4,000 per megawatt payment for a 25-year term with an annual escalator of 2%.

A handwritten signature in black ink that reads "John T. Deer".
Title: Town Supervisor

RPNY Solar 4, LLC

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

ATTACHMENTS

PROJECT NARRATIVE & DESCRIPTION

RPNY Solar 4
Clemons Road Solar Project
Project Narrative & Description

Project Site

The Clemons Road Solar Project (Project) is small-scale community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9-acre parcel. The subject parcel is located at 5986 Clemons Road (APN 005.-10-01.0) in the Village of Minoa, NY, and is currently vacant. The Project's parent company, Wildcat Renewables, LLC, has entered into a long-term lease agreement with the property owner, RC Raimondo Properties, LLC (copy of lease agreement attached), which will be transferred to RPNY Solar 4, LLC. The Project will generate 2.75 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power.

The Applicant

RPNY Solar 4, LLC is an affiliate and subsidiary of Renewable Properties, LLC. Renewable Properties is a national developer, financier, owner, and operator of community solar PV and energy storage projects across the county. The company currently has a development pipeline of over 600 megawatts across 12 states, with over a dozen projects in development or operating in New York alone.

Municipal Approvals

A full environmental assessment form (FEAF) was completed by the Project team and submitted to the Town of Manlius in December of 2021 (FEAF attached). The Village of Minoa Board of Trustees declared their intent to serve as SEQRA lead agency, classified the Project as an Unlisted Action pursuant to SEQRA and declared to conduct an uncoordinated SEQRA review of the Unlisted Action at their meeting on February 4, 2022. At their September 6, 2022, meeting, the Village of Minoa Board of Trustees issued a Negative Declaration of Significant Adverse Impact as SEQRA lead agency for the proposed Project (a copy is attached). The Project was approved to be rezoned as a Planned Development District (PDD) allowing for solar development and received Site Plan approval from the Village of Minoa Board of Trustees on October 17, 2022 (approving resolutions attached).

Project Description

The Project will interconnect to National Grid's existing electrical distribution system, which is located on site. The power generated from this facility will be sold to consumers via the state's Community Distributed Generation program (commonly called community solar). This program allows customers to directly offset their energy use with local solar power while saving money on their electrical bills. According to National Energy Laboratory, only 27% of all homes in the United States can install solar panels. This statistic indicates 73% of the country's population is denied access to renewable energy. Community solar provides utility savings and renewable energy access to businesses and residents that cannot install solar panels on their building because of a lack of financial means, or because of a physical barrier to installation. Community solar lowers the barriers of access to renewable energy, making it attainable for all local residents. The Project will generate an estimated 4,842,000 kWhrs of pollution-free electricity annually, supplying roughly 432 local residences. Additionally, the Project will generate community solar credits for ninety cents on the dollar which will be credited to residents' utility invoices. Both residential and commercial customers can take advantage of the savings.

The Project will utilize approximately 6,427 modules and roughly 22 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to

efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers.

The Project will provide electric utility cost savings for Onondaga County residents and businesses. The Project will also result in increased revenues to the county and local municipal tax base, payments to the local hospitality industry, purchase of local supplies and goods, and lease revenues to the participating landowner.

During the construction period, the Project will create up to 30 full-time construction jobs. It is our intent to primarily hire local general contractors, sub-contractors, and labor as much as possible. However, through the bidding process for our engineering, procurement, and construction (EPC) contractor for this Project, ongoing conversations with EPC prospects, and our experience building similar projects in other parts of the State, we've come to realize that 100% local employment is not possible due to labor shortages and high demand for the particular skillsets required for these projects. Therefore, in addition to this application, we will submit a written request for a waiver to the Executive Director of the Agency with supporting documentation for the waiver request.

OCIDA Benefits Statement

RPNY Solar 4 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. While past solar projects in Onondaga County may have been able to support a larger PILOT dollar value, near-term sunseting incentives through NYSEDA, along with the disappearance of the Community Adder, have made the economics on solar projects more challenging. Although projects of this size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a \$4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated from the existence of the Project have a 100% reduction on municipal expenses. Moreover, the Project will still pay any applicable special district taxes. It is respectfully submitted that almost no other applicant or taxpayer/use can make that representation. PILOT payments with a 2% contractual escalator will total \$ 11,000/year for base year up to \$17,692 in year 25 for a total of \$352,333 in payment in lieu of taxes.

Letters of support for the proposed PILOT have been obtained from the Village of Minoa, the Town of Manlius, the East Syracuse Minoa Central School District, and the Onondaga County Legislature and have been attached to this application.

We are excited to work with the Onondaga County Industrial Development Agency and advance this Project through to commercial operation.

Sincerely,

RENEWABLE PROPERTIES

PROJECT SITE PLAN



280 East Broad Street // Suite 200 // Rochester, NY 14604
585.232.5135 / 585.232.4652 fax
www.bergmannpc.com

OWNER: RC RAIMONDO PROPERTIES, LLC

APPLICANT: RPNY SOLAR 4, LLC



5986 CLEMONS RD
VILLAGE OF MINOA
ONONDAGA COUNTY, NY

CLEMONS RD
SOLAR FARM PROJECT
FINAL SITE PLAN

PROJECT CONTACT LIST			DRAWING INDEX																		
OWNER: - RC RAIMONDO PROPERTIES, LLC - 46 PIER 7 CHARLESTOWN, MA 02129 ARCHITECT: - TBD ELECTRICAL ENGINEER: - TBD APPLICANT: - RENEWABLE PROPERTIES, LLC AND ITS AFFILIATE: RPNY SOLAR 4, LLC - 879 SANCHEZ ST SAN FRANCISCO, CA 94114 - CONTACT: STEPHANIE LOUCAS - PHONE: 415-710-3834 STRUCTURAL ENGINEER: - TBD MECHANICAL ENGINEER: - TBD CIVIL ENGINEER: - BERGMANN - 280 EAST BROAD STREET SUITE 200 ROCHESTER, NY 14604 - CONTACT: DAVID PLANTE - PHONE: 585.232.5135			C000COVER SHEET C001GENERAL NOTES C002AREA PARCEL PLAN C003EXISTING CONDITIONS PLAN C004OVERALL SITE PLAN C005SITE PLAN C006EROSION & SEDIMENT CONTROL PLAN C007GRADING PLAN C008 - C011DETAILS I - DETAILS IV		APPROVED BY: OWNER DATE: _____ APPROVED BY: VILLAGE MAYOR FOR PUD APPROVAL DATE: _____ APPROVED BY: PLANNING BOARD CHAIRMAN DATE: _____ APPROVED BY: DIRECTOR OF ENGINEERING AND PLANNING DATE: _____ APPROVED BY: DIRECTOR OF BUILDING AND FIRE PREVENTION DATE: _____ APPROVED BY: FIRE MARSHAL DATE: _____ <table><tr><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>3/23/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>4/14/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>4/22/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>6/2/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>8/30/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>10/13/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr></table>			DATE	DESCRIPTION	3/23/2022	REVISED PER VILLAGE COMMENTS	4/14/2022	REVISED PER VILLAGE COMMENTS	4/22/2022	REVISED PER VILLAGE COMMENTS	6/2/2022	REVISED PER VILLAGE COMMENTS	8/30/2022	REVISED PER VILLAGE COMMENTS	10/13/2022	REVISED PER VILLAGE COMMENTS
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PROJECT LOCATION MAP: 1" - 1000'			PROJECT TOPOGRAPHIC MAP: 1" - 1000'																		

FINAL
1/31/2022
14919.11

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SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL PERIMETER SILT SOCK.
4. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
6. STRIP TOPSOIL ONLY IN AREAS OF EARTHWORK AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
7. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
8. AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
9. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
10. INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
11. FINALIZE LIMITED USE GRAVEL ACCESS ROAD ACCORDING TO THE FINAL SITE PLANS.
12. REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

WASTE/HAZARDOUS MATERIAL PRACTICES:

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. ALL FUELS, OILS, AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
2. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 6" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
3. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
5. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
7. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
10. DUST SHALL BE CONTROLLED BY WATERING.
11. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
12. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
2. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, THE COUNTY HEALTH DEPARTMENT, AND THE VILLAGE OF MINOA REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
4. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 6" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
5. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS".
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL AND EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
15. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
16. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SITE STABILIZATION:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENTS MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AND/OR COMPACTED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. COMPACTED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES, ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
6. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 6 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE ½" TO ¾". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
9. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45° F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
10. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
11. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.
13. LIME, FERTILIZER, SEED, AND MULCH DISTURBED AREAS PER THE EROSION AND SEDIMENT CONTROL PLANS. IN AREAS OF STEEP SLOPES OR OBVIOUS AREAS WHERE POTENTIAL EROSION MAY OCCUR, AN EROSION CONTROL MAT OR FLEXIBLE GROWTH MEDIUM (FGM) SHALL BE USED. FGM SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS.
14. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMP'S UNTIL THE SECTION HAS ACHIEVED 80% PERENNIAL VEGETATIVE COVER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NONVEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

CLEMONS RD SOLAR FARM: ENVIRONMENTAL IMPACTS

ENVIRONMENTAL FEATURE	TOTAL AREA	AREA OF IMPACT	
		TEMPORARY	PERMANENT
WETLAND	23.0 AC	0 AC	0 AC
NYSDEC WETLAND 100' BUFFER	5.3 AC	1.3 AC	1.3 AC
FLOODPLAIN	26.2 AC	0 AC	0 AC
STREAM	0 LF	0 LF	0 LF

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
280 East Broad Street
Suite 200
Rochester, NY 14604

office: 585.232.5135
fax: 585.232.4652

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3/23/2022	REVISED PER VILLAGE COMMENTS
4/14/2022	REVISED PER VILLAGE COMMENTS
4/22/2022	REVISED PER VILLAGE COMMENTS
6/2/2022	REVISED PER VILLAGE COMMENTS
8/30/2022	REVISED PER VILLAGE COMMENTS



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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

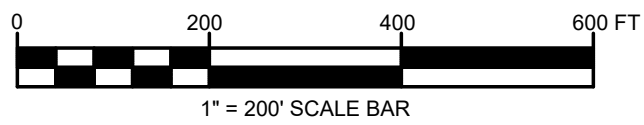
GENERAL NOTES

C001

M:\Renewable Properties\RPNY Clemons Rd Sol4.0 Dwg4.1 Civil002-Area Parcel Plan.dwg 10/14/2022 10:20 AM



PROPERTY ID	OWNER	TAX ID	ADDRESS	MUNICIPALITY	ZONE
1	HOME OWNERS ASSOCIATION	067-04-15.0	CORNFLOWER WAY	TOWN OF MANLIUS	R-3
2	HOME OWNERS ASSOCIATION	067-01-54.1	6007 CLEMONS RD	TOWN OF MANLIUS	R-3
3	EASTMAN, CHRISTOPHER C. & JILLIAN L.	067-01-53.0	7420 RICHMOND RD	TOWN OF MANLIUS	R-A
4	BARTOLO, HOWARD J. & PATRICIA M.	067-01-82.0	423 RICHMOND RD	TOWN OF MANLIUS	R-A
5	RACE IRREVOCABLE TRUST CLARICE MCCARTHY MARY	067-01-83.0	BAIRD ST	TOWN OF MANLIUS	R-A
6	HRYBINCZAK, ERIC M. & CHEN, JOY J.	005-04-03.0	101 FOREST VIEW LN	VILLAGE OF MINOA	R-A
7	CUSHMAN, JORDAN W. & CAPSTRAW, KARA N.	005-02-01.0	100 NORBERT PL	VILLAGE OF MINOA	R-A
8	STAJANO, MARIA A. & RALPH V.	04-07-04.3	527 BAIRD ST	VILLAGE OF MINOA	R-B



RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



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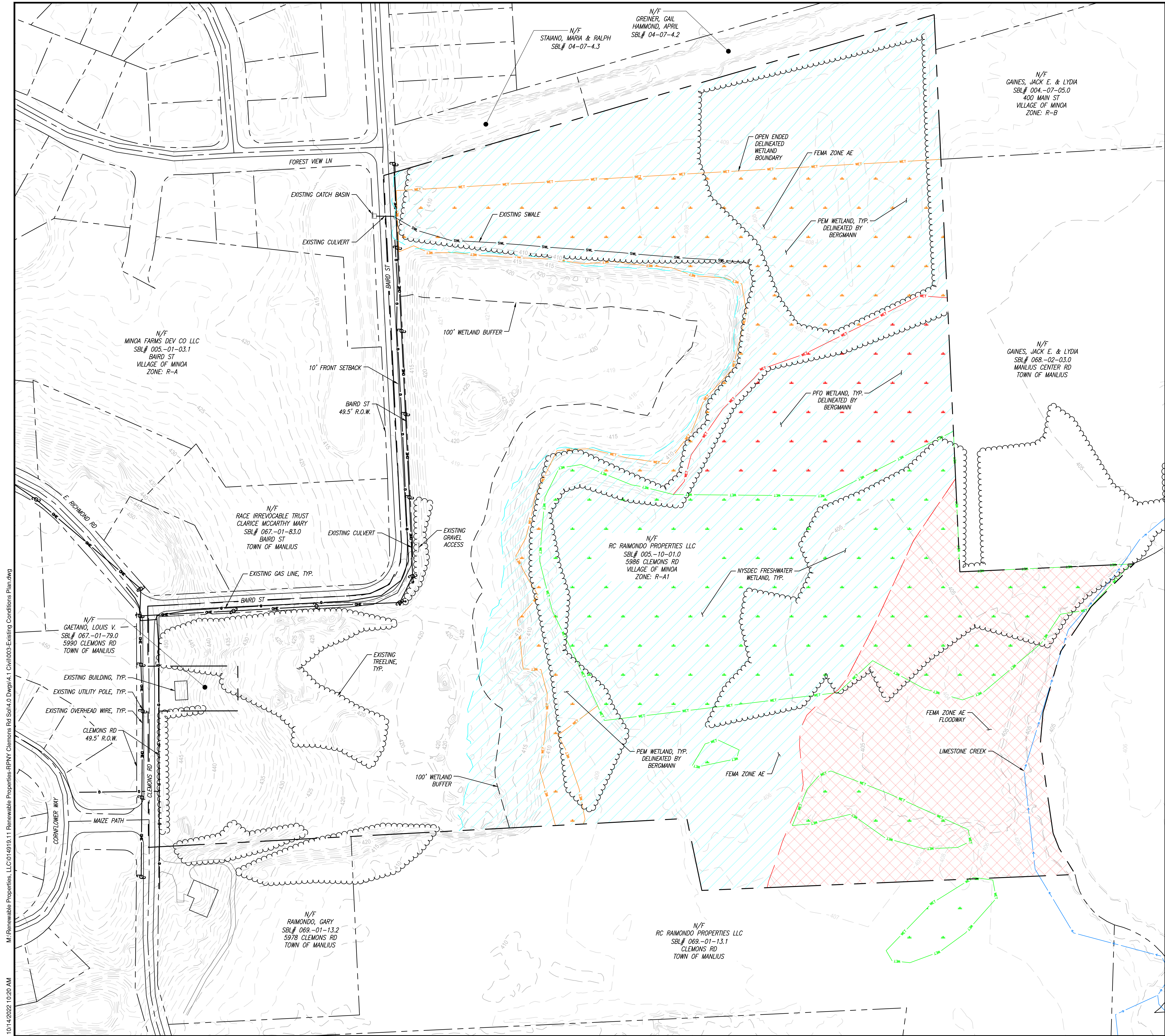
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ECR	ECR
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MDP	MDP
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1/31/2022	14919.11

AREA PARCEL PLAN

Drawing Number:

C002



LEGEND

MONUMENT FOUND	WASH LIGHT
REBAR FOUND	TELEPHONE JUNCTION BOX
PIPE FOUND	FIBER OPTIC LINE MARKER
ONE POST SIGN	UTILITY POLE
TWO POST SIGN	GUY WIRE
BOLLARD/POST	SIGNAL POLE
DOWNSPOUT	TRAFFIC CONTROL CABINET
ELECTRICAL BOX	RECTANGULAR HANDHOLE
ELECTRIC METER	ROUND HANDHOLE
TRANSFORMER	SQUARE HANDHOLE
GAS VALVE	HYDRANT
GAS METER	WATER VALVE
LIGHTPOLE (ONE HEAD)	FIRE DEPARTMENT CONNECTION
LIGHTPOLE (TWO HEAD)	CLEAN OUT
LIGHTPOLE (THREE HEAD)	CATCH BASIN
LIGHTPOLE (FOUR HEAD)	INLET DRAINAGE MANHOLE
LIGHTPOLE (PEDESTAL)	SANITARY MANHOLE
	ELECTRIC MANHOLE

PROPERTY LINE	WETLAND - PALUSTRINE EMERGENT
ADJOINING PROPERTY LINE	WETLAND - PALUSTRINE FORESTED
SETBACK LINE	WETLAND - NYSDEC FRESHWATER WETLAND MAN-7
STREAM	FEMA ZONE AE
OVERHEAD UTILITY WIRE	FEMA ZONE AE FLOODWAY
NATURAL GAS PIPELINE	
EDGE OF PAVEMENT	
ROAD CENTERLINE	
EDGE OF GRAVEL	
GUARDRAIL	
EXISTING TREELINE	

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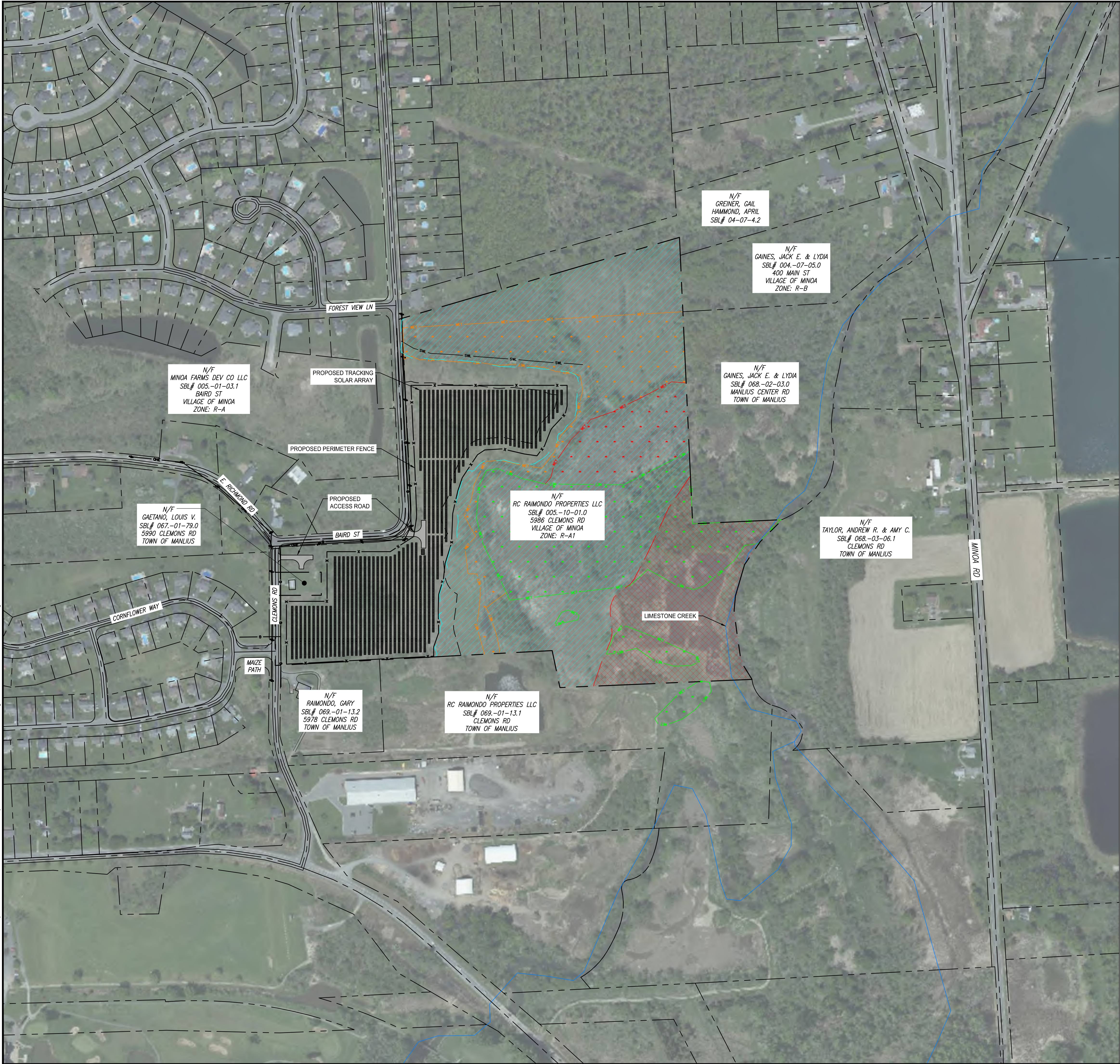
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1/31/2022	14919.11

EXISTING CONDITIONS PLAN

Drawing Number:

C003



LEGEND

	MONUMENT FOUND		WASH LIGHT
	REBAR FOUND		TELEPHONE JUNCTION BOX
	PIPE FOUND		FIBER OPTIC LINE MARKER
	ONE POST SIGN		UTILITY POLE
	TWO POST SIGN		GUY WIRE
	BOLLARD/POST		SIGNAL POLE
	DOWNSPOUT		TRAFFIC CONTROL CABINET
	ELECTRICAL BOX		RECTANGULAR HANDHOLE
	ELECTRIC METER		ROUND HANDHOLE
	TRANSFORMER		SQUARE HANDHOLE
	GAS VALVE		HYDRANT
	GAS METER		WATER VALVE
	LIGHT POLE (ONE HEAD)		FIRE DEPARTMENT CONNECTION
	LIGHT POLE (TWO HEAD)		CLEAN OUT
	LIGHT POLE (THREE HEAD)		CATCH BASIN
	LIGHT POLE (FOUR HEAD)		INLET DRAINAGE MANHOLE
	LIGHT POLE (PEDESTAL)		SANITARY MANHOLE
	ELECTRIC MANHOLE		ELECTRIC MANHOLE
	PROPERTY LINE		ADJOINING PROPERTY LINE
	SETBACK LINE		STREAM
	OVERHEAD UTILITY WIRE		EDGE OF PAVEMENT
	ROAD CENTERLINE		EDGE OF GRAVEL
	GUARDRAIL		EXISTING TREE LINE
	WETLAND - PALUSTRINE EMERGENT		WETLAND - PALUSTRINE FORESTED
	WETLAND - NYSDEC FRESHWATER WETLAND MAN-7		FEMA ZONE AE
	FEMA ZONE AE FLOODWAY		

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	3,470.58 KW
MODULE MANUFACTURER	ASTRONERGY SOLAR
MODULE MODEL	CHSM72M(DG)/F-BH
MODULE RATING	540 W
TOTAL MODULE QTY	6427
RACKING	ATI HSAT
INTER-ROW SPACING	11.1'
PITCH	18.5'
GCR	40%
SITE AREA INSIDE FENCE	12.4 AC

SITE PLAN DATA TABLE

SITE IS LOCATED IN THE "PDD" PLANNED DEVELOPMENT DISTRICT	
PROPOSED USE: SOLAR ENERGY SYSTEM	
PARCEL 005-10-01.0	
VILLAGE OF MINOA, COUNTY OF ONONDAGA	
STATE OF NEW YORK	
APPLICANT: RPNY SOLAR 4, LLC 897 SANCHEZ ST SAN FRANCISCO, CA, 94114 STEPHANIE@RENEWPROP.COM	OWNER(S) OF RECORD: RC RAIMONDO PROPERTIES LLC 46 PIER 7 CHARLESTOWN, MA, 02129
PLANS PREPARED BY: BERGMANN 280 EAST BROAD STREET, SUIT 200 ROCHESTER, NY, 14604 (585)498-7877	
DESCRIPTION	PROPOSED
MIN. LOT SIZE	10 ACRES
MIN. FRONT YARD SETBACK	45 FT
MIN. SIDE YARD SETBACK	10 FT
MIN. REAR YARD SETBACK	10 FT
MAX. HEIGHT LIMIT	15 FT
MAX. LOT COVERAGE	35%



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OVERALL SITE PLAN

C004



RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



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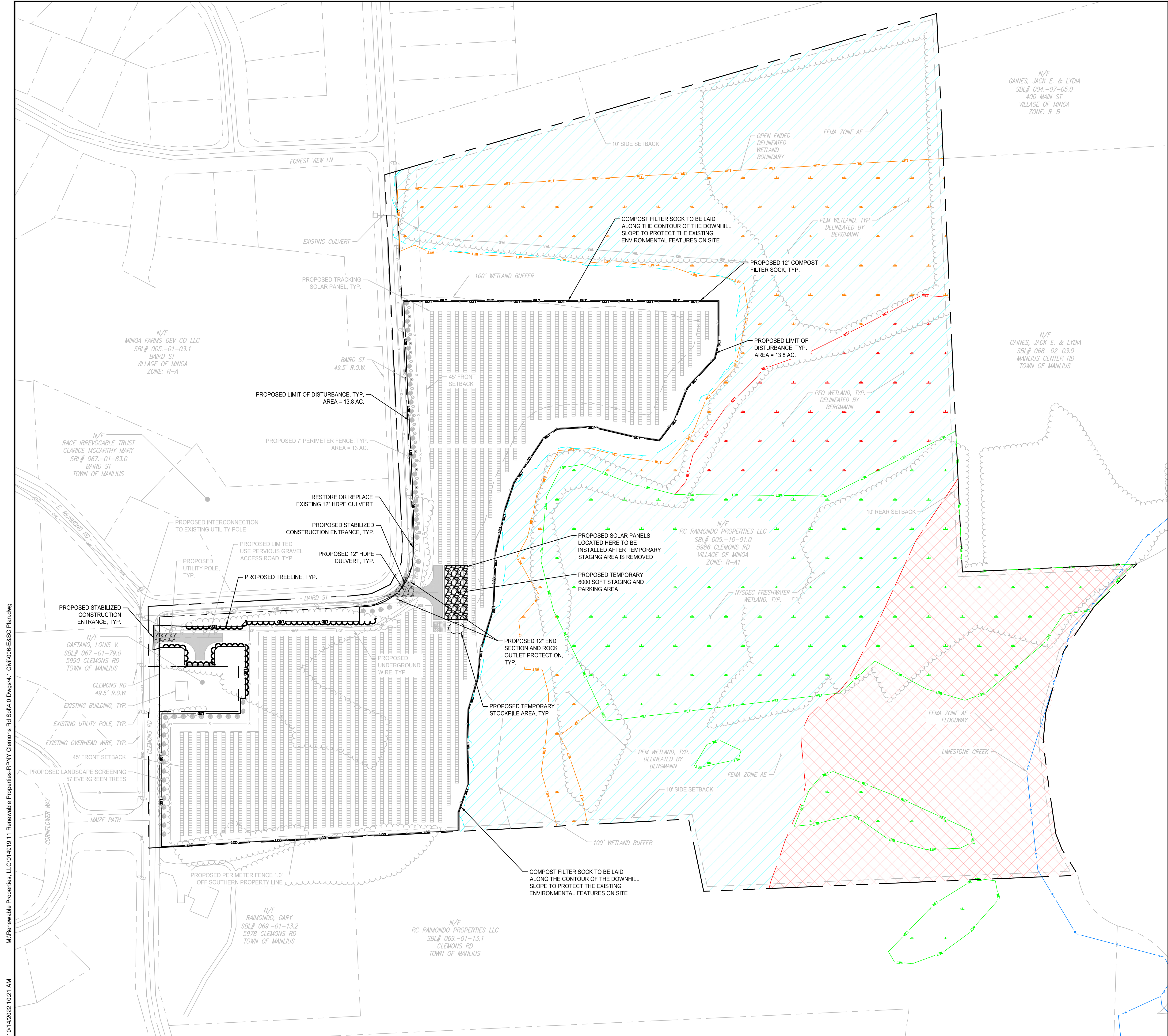
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1/31/2022	14919.11

SITE PLAN

C005

10/14/2022 10:21 AM McRenewable Properties, LLC\014819.11 Renewable Properties-RPNY Clemons Rd Sol.0.0 Dwg.s4.1 C:\01006-EASC Plan.dwg



LEGEND

MONUMENT FOUND	WASH LIGHT
REBAR FOUND	TELEPHONE JUNCTION BOX
PIPE FOUND	FIBER OPTIC LINE MARKER
ONE POST SIGN	UTILITY POLE
TWO POST SIGN	GUY WIRE
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LIGHTPOLE (ONE HEAD)	FIRE DEPARTMENT CONNECTION
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LIGHT POLE (FOUR HEAD)	INLET DRAINAGE MANHOLE
LIGHT POLE (PEDESTAL)	SANITARY MANHOLE
	ELECTRIC MANHOLE

PROPERTY LINE
ADJOINING PROPERTY LINE
SETBACK LINE
STREAM
OVERHEAD UTILITY WIRE
EDGE OF PAVEMENT
ROAD CENTERLINE
EDGE OF GRAVEL
GUARDRAIL
EXISTING TREELINE
WETLAND - PALUSTRINE EMERGENT
WETLAND - PALUSTRINE FORESTED
WETLAND - NYSDEC FRESHWATER WETLAND MAN-7
FEMA ZONE AE
FEMA ZONE AE FLOODWAY
PROPOSED COMPOST FILTER SOCK
PROPOSED LIMIT OF DISTURBANCE

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



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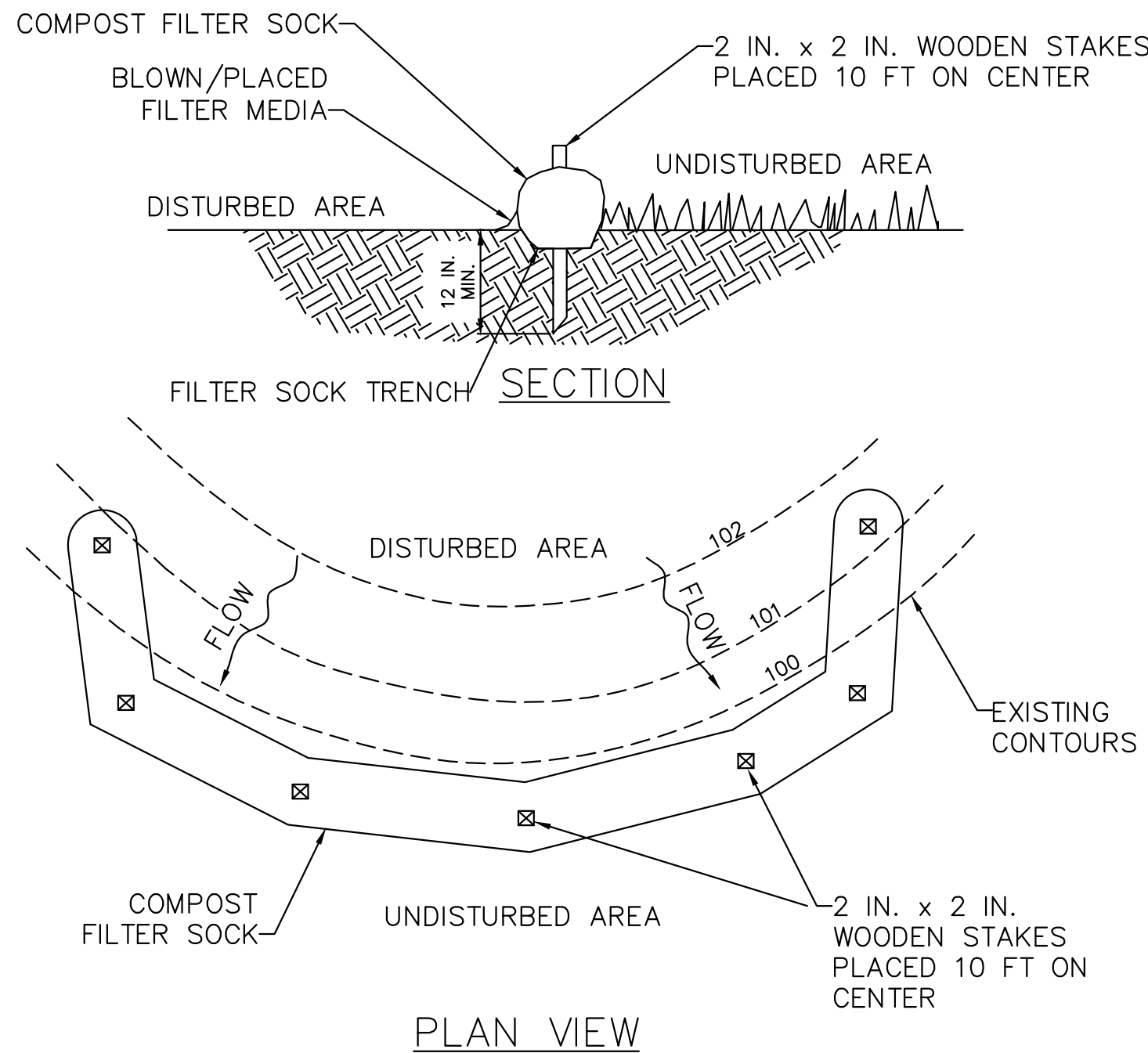
Project Manager:	Checked By:
ECR	ECR
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MDP	MDP
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EROSION & SEDIMENT CONTROL PLAN

Drawing Number:

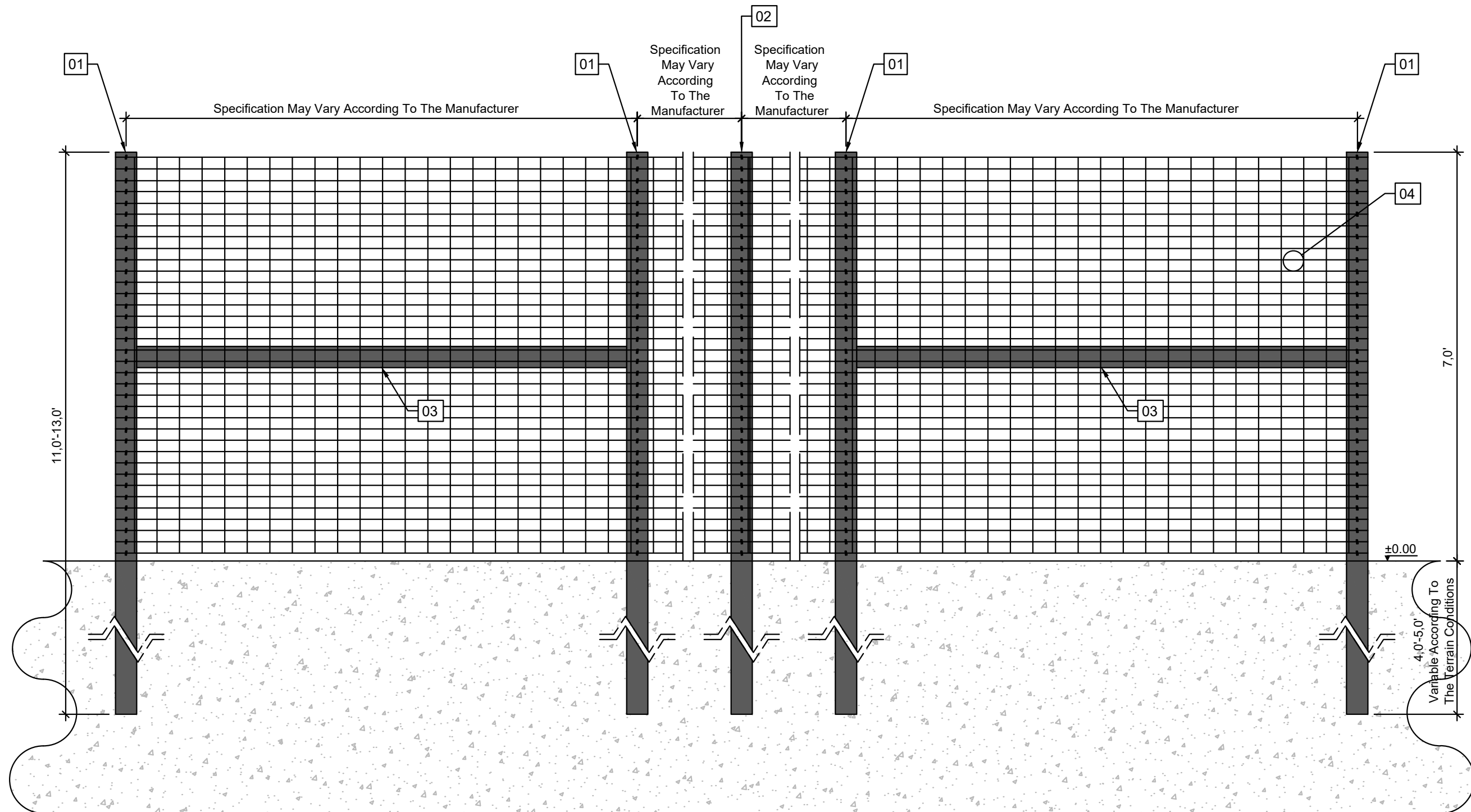
C006

M:\Renewable Properties\RPNY\Clemons Rd Sol\4.0 Dwg\4.1 Civil\008-Details.dwg 10/14/2022 10:21 AM



- NOTES:
1. SOCK FABRIC AND COMPOST SHALL MEET ALL STATE STANDARDS.
 2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 5. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 6. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

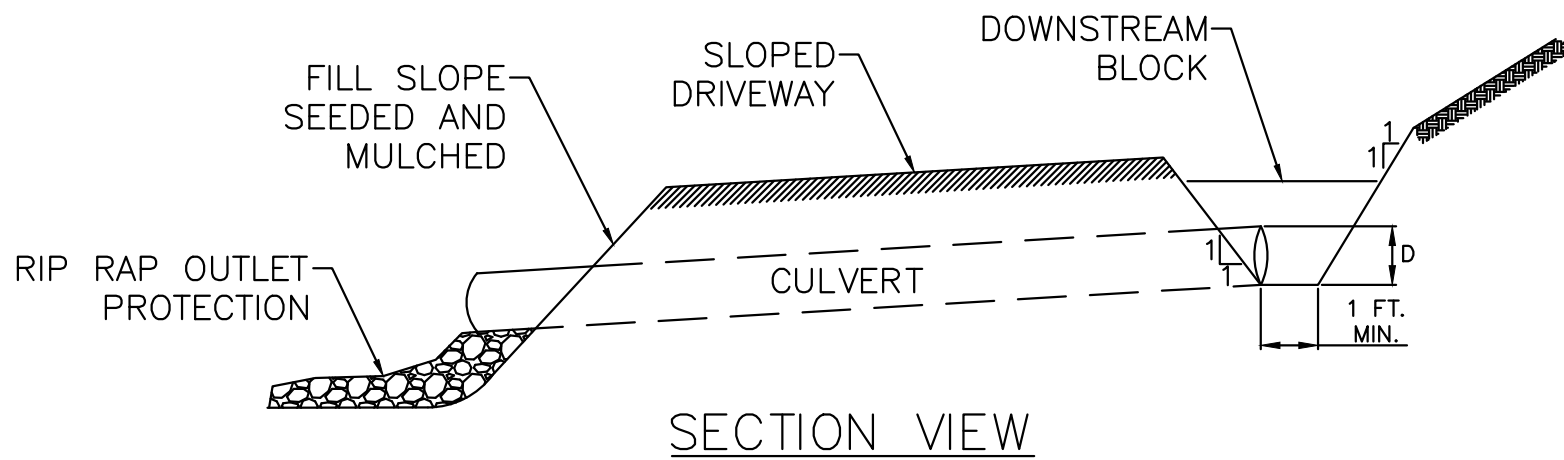
18" COMPOST FILTER SOCK
NO SCALE



- FRONT VIEW
- 01 CORNER POST 5'-6"Ø or 6"-7"Ø WITH BRACING FOR STABILITY
 - 02 LINE POST 5'-6"Ø or 6"-7"Ø
 - 03 BRACING CORNER POST 5'-6"Ø or 6"-7"Ø
 - 04 FIXED-KNOT WOVEN GALVANIZED WIRE, BLACK, 10-12.5 GA.
 - 05 ACCESS GATE
 - 06 2" x 2" WOOD STAKES
 - 07 FIBER ROLL 9' Ø

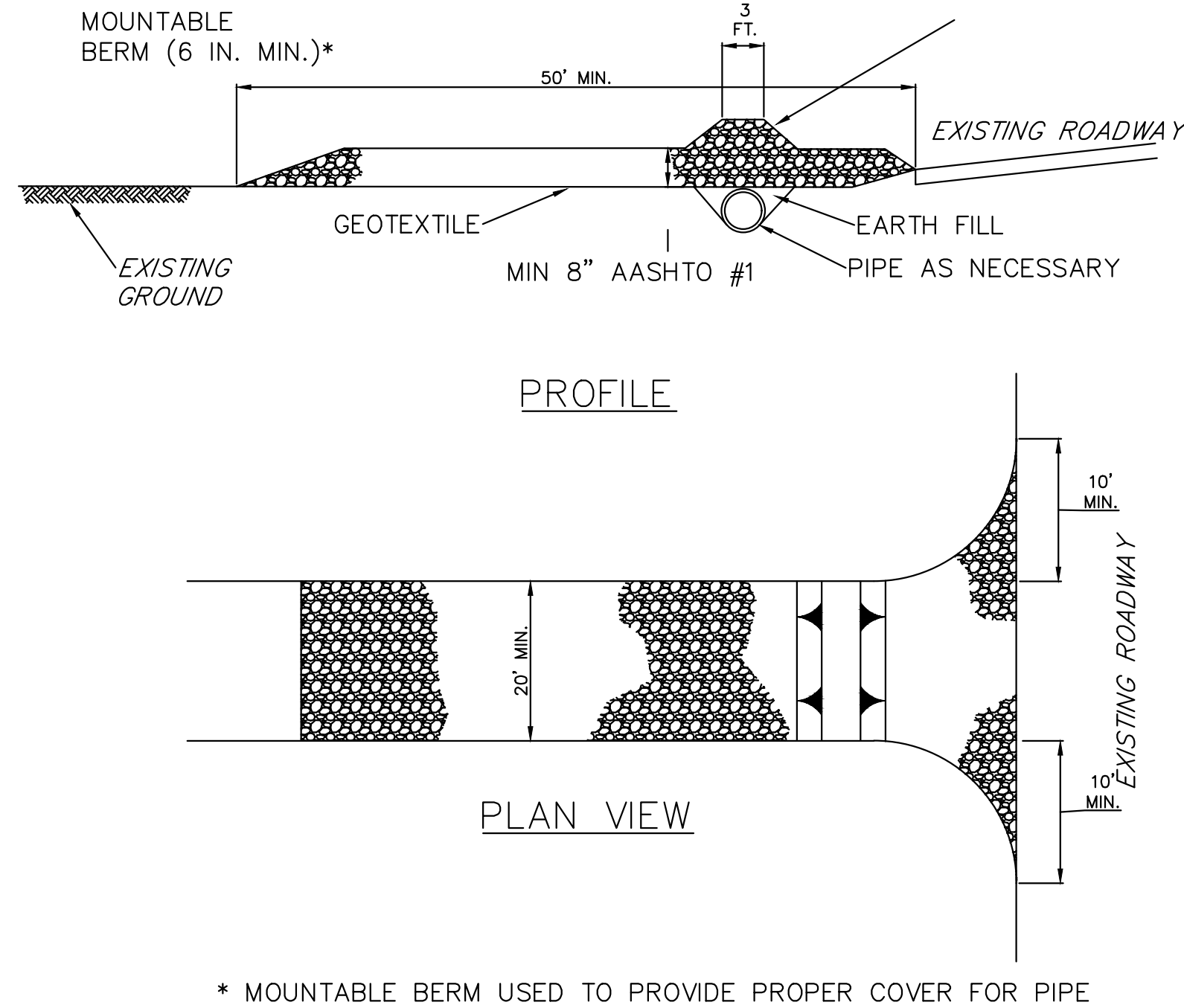
- NOTES:
1. PER TOWN CODE, A SAFETY SIGN SHALL BE ATTACHED TO THE MAIN GATE THAT CONTAINS A HIGH VOLTAGE WARNING AND THE COUNTY EMERGENCY SERVICES TELEPHONE NUMBER. THIS SIGN SHALL ADHERE TO THE SIGN REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED. A SOLAR ENERGY SYSTEM SHALL NOT BE USED TO DISPLAY PERMANENT OR TEMPORARY ADVERTISING.

PERIMETER FENCE DETAIL
NO SCALE



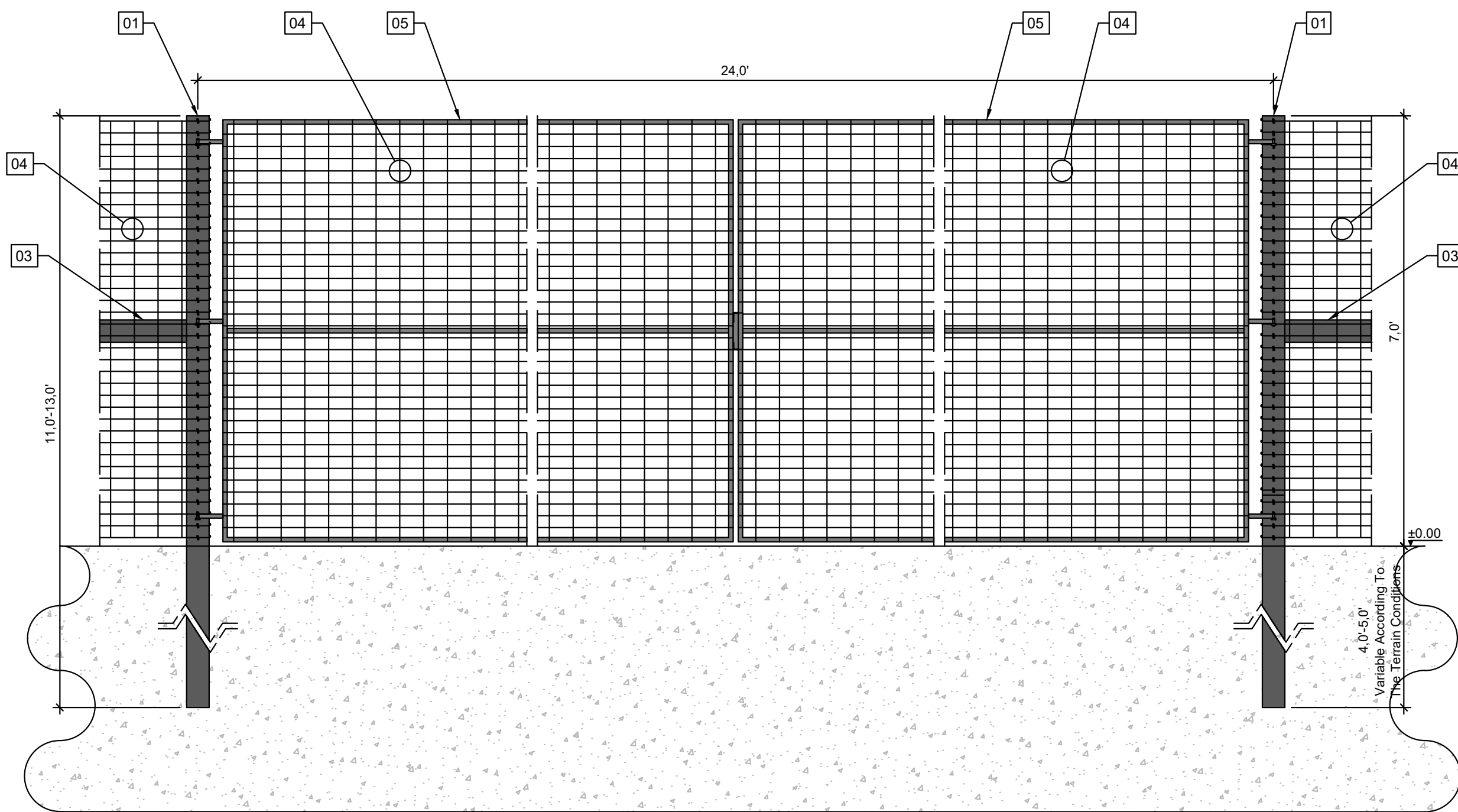
- NOTES:
1. CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF DRIVEWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HIGH QUALITY OR EXCEPTIONAL VALUE SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.
 2. A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.
 3. DRIVEWAY DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE DRIVEWAY.
 4. DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROSS CULVERT
NO SCALE



- NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
 4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



- FRONT VIEW
- 01 CORNER POST 5'-6"Ø or 6"-7"Ø WITH BRACING FOR STABILITY
 - 02 LINE POST 5'-6"Ø or 6"-7"Ø
 - 03 BRACING CORNER POST 5'-6"Ø or 6"-7"Ø
 - 04 FIXED-KNOT WOVEN WIRE
 - 05 ACCESS GATE
 - 06 2" x 2" WOOD STAKES
 - 07 FIBER ROLL 9' Ø

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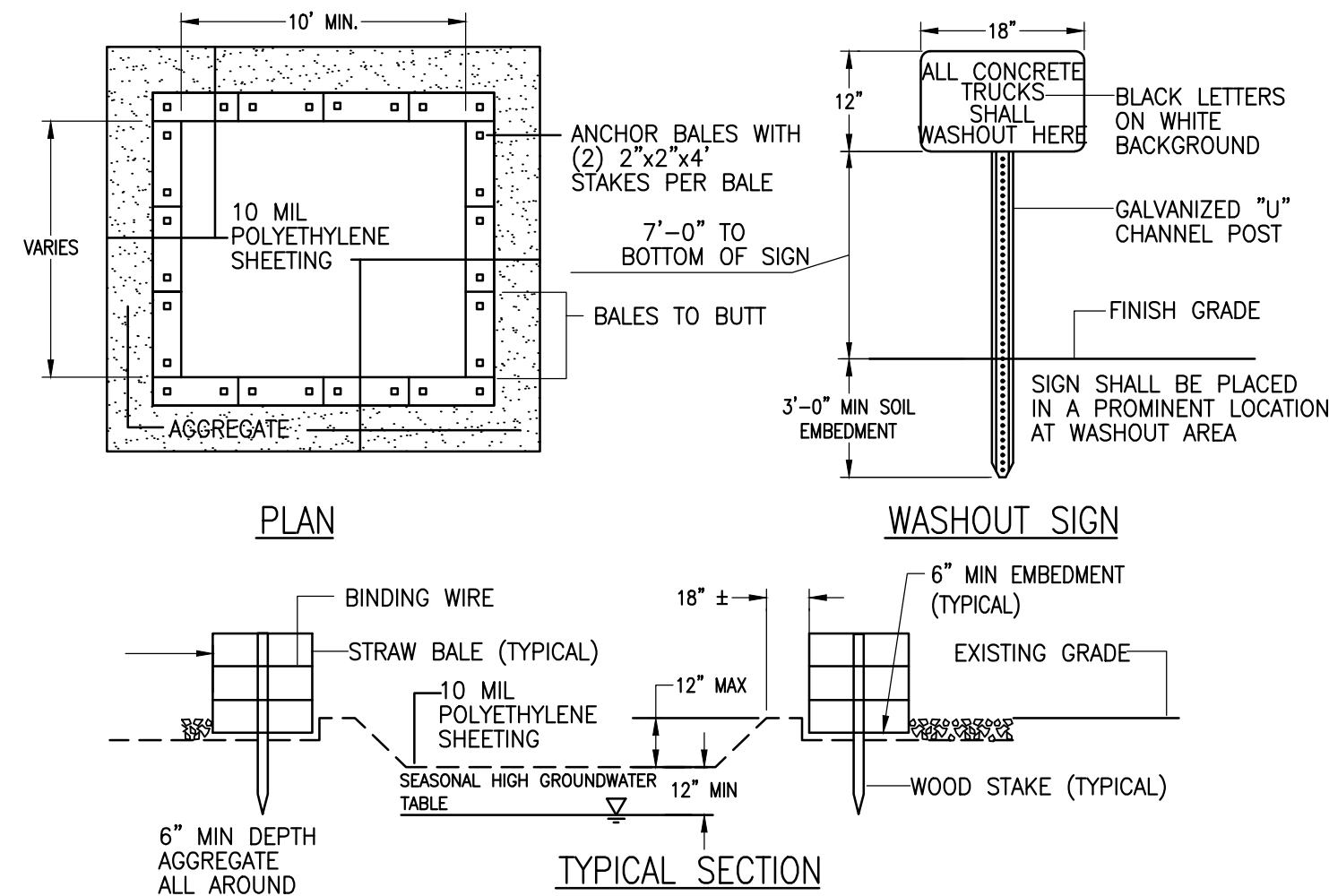


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DETAILS I

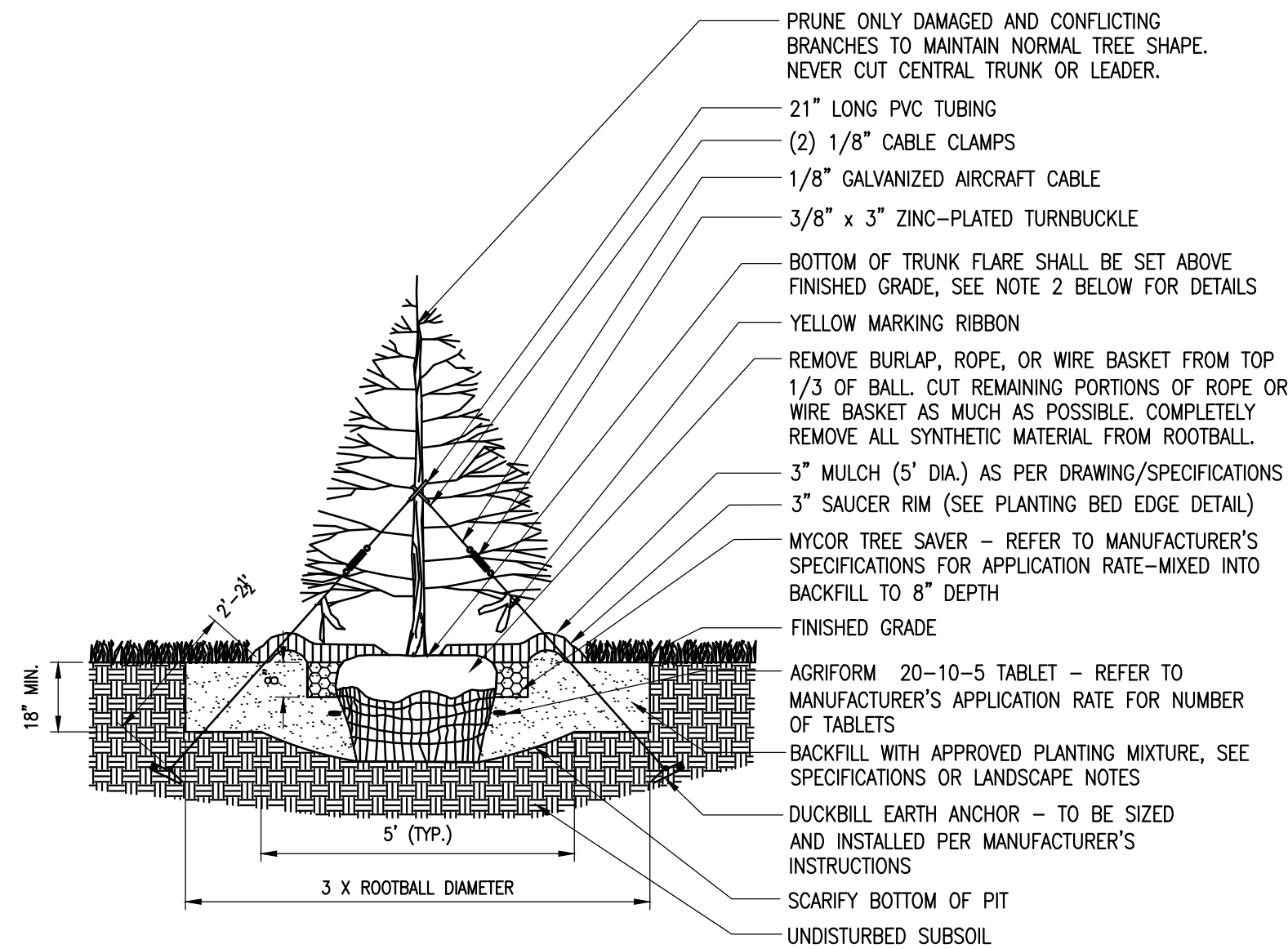
C008



1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT

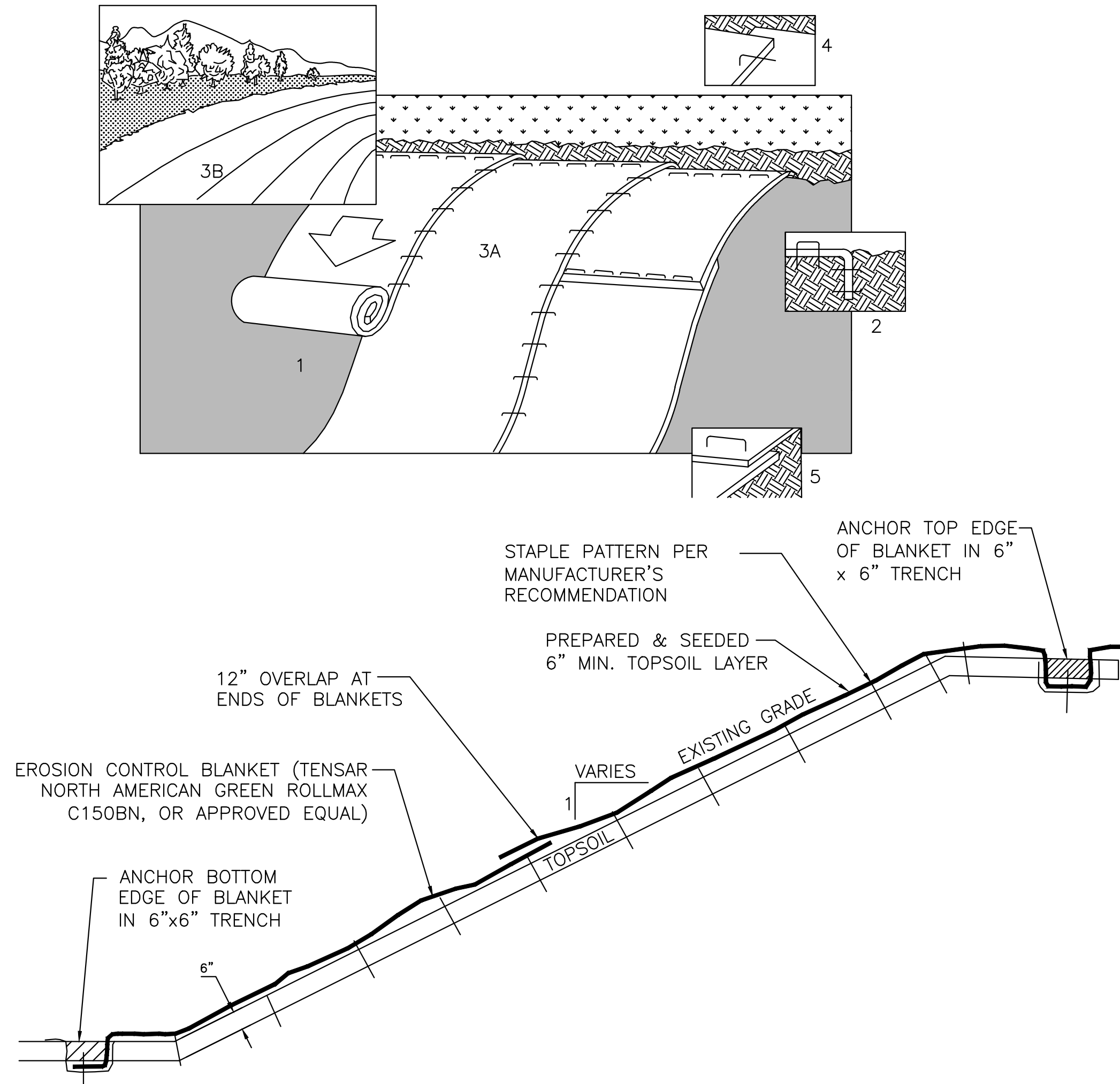
NO SCALE



NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
 - FOR SANDY OR LOAMY SOILS: 1"
 - FOR CLAY OR POORLY DRAINED SOILS: 3"
 THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN PLANTING DETAIL

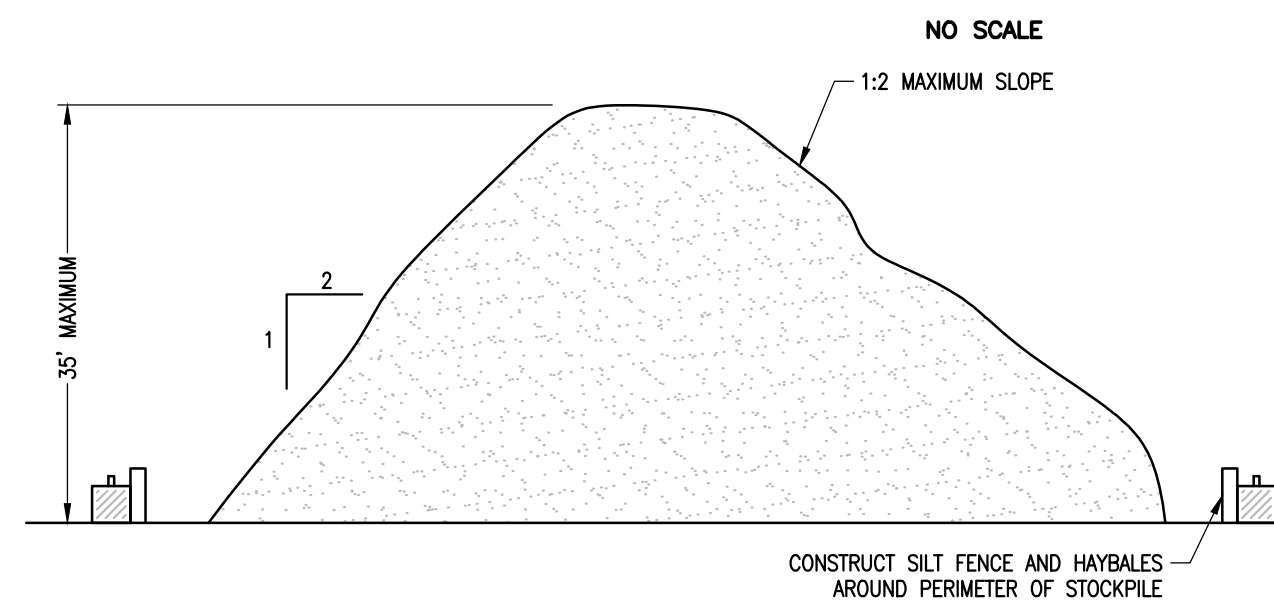


NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.
7. THE USE OF FLEXIBLE GROWTH MEDIUM, BONDED FIBER MATRIX, OR POLYMER STABILIZED FIBER MATRIX, APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BLANKET.

EROSION CONTROL BLANKET

NO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.
5. LOCATION OF THE SOIL STOCKPILE TO BE DETERMINED BY CONSTRUCTION MANAGER ON SITE.

STOCK PILE DETAIL

NO SCALE

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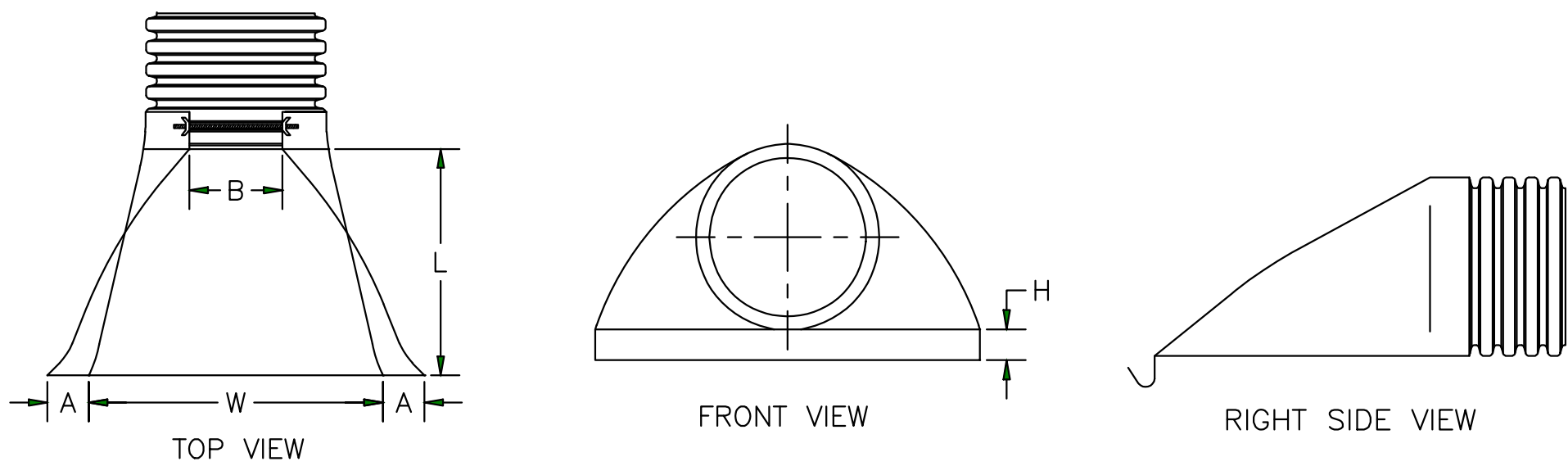
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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

DETAILS II

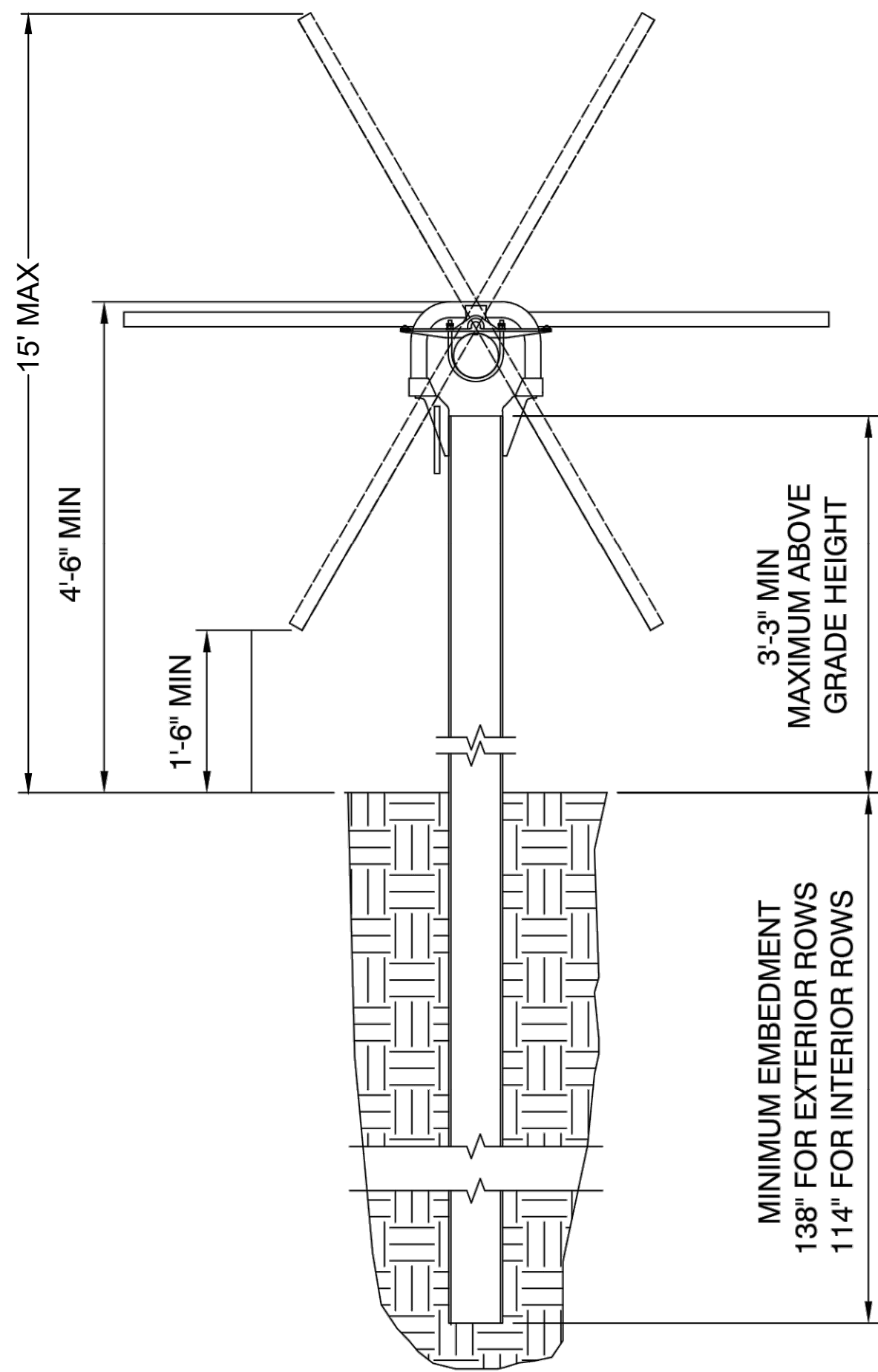
C009

PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

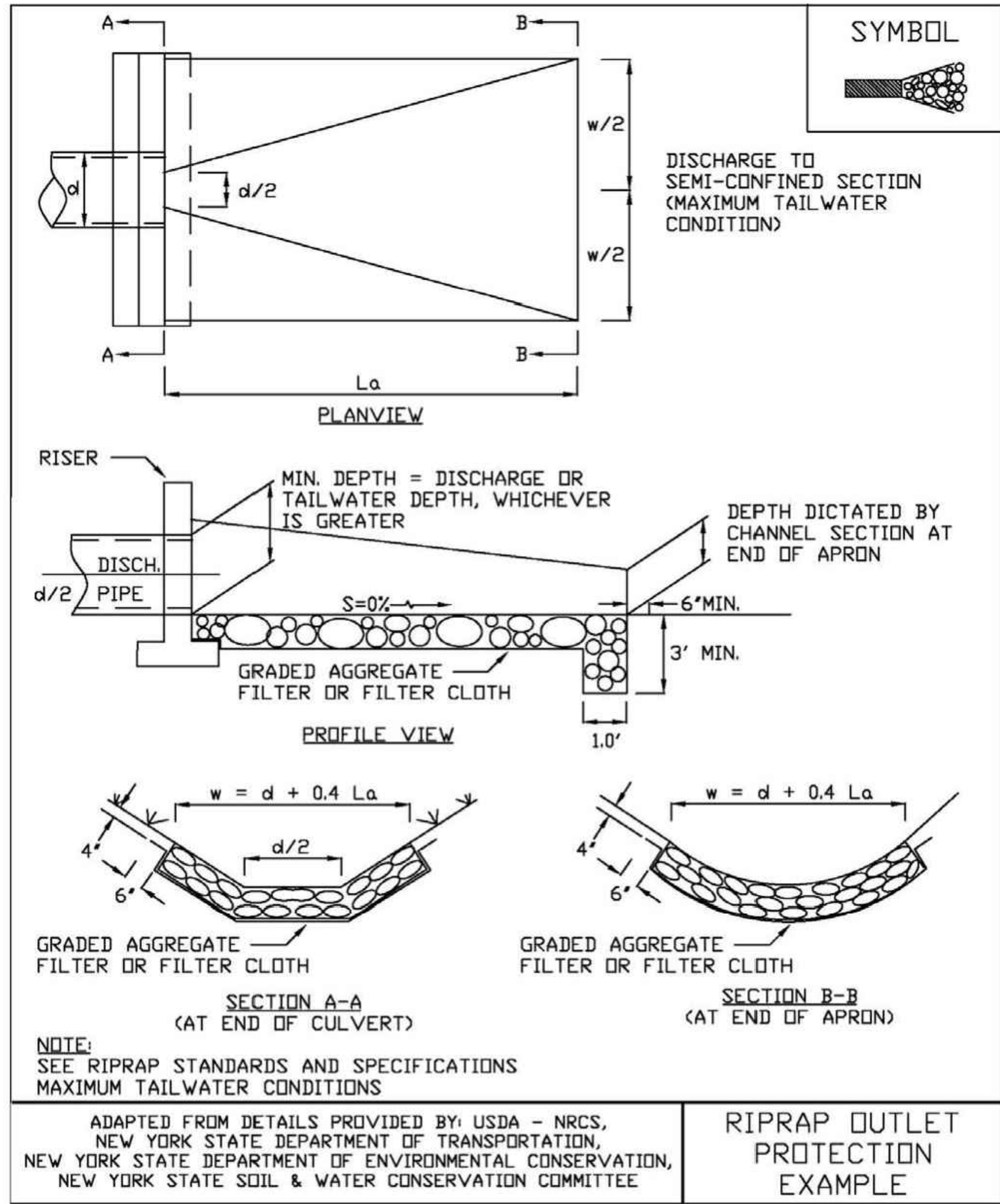


- NOTES:
1. PRODUCT SHOWN FROM ADS, INC. OF HDPE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C
 2. AN ALTERNATIVE SUPPLIER CAN BE USED AS LONG AS MINIMUM SPECIFICATIONS ABOVE ARE MET
 3. WHEN PROVIDED, METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL
 4. INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION

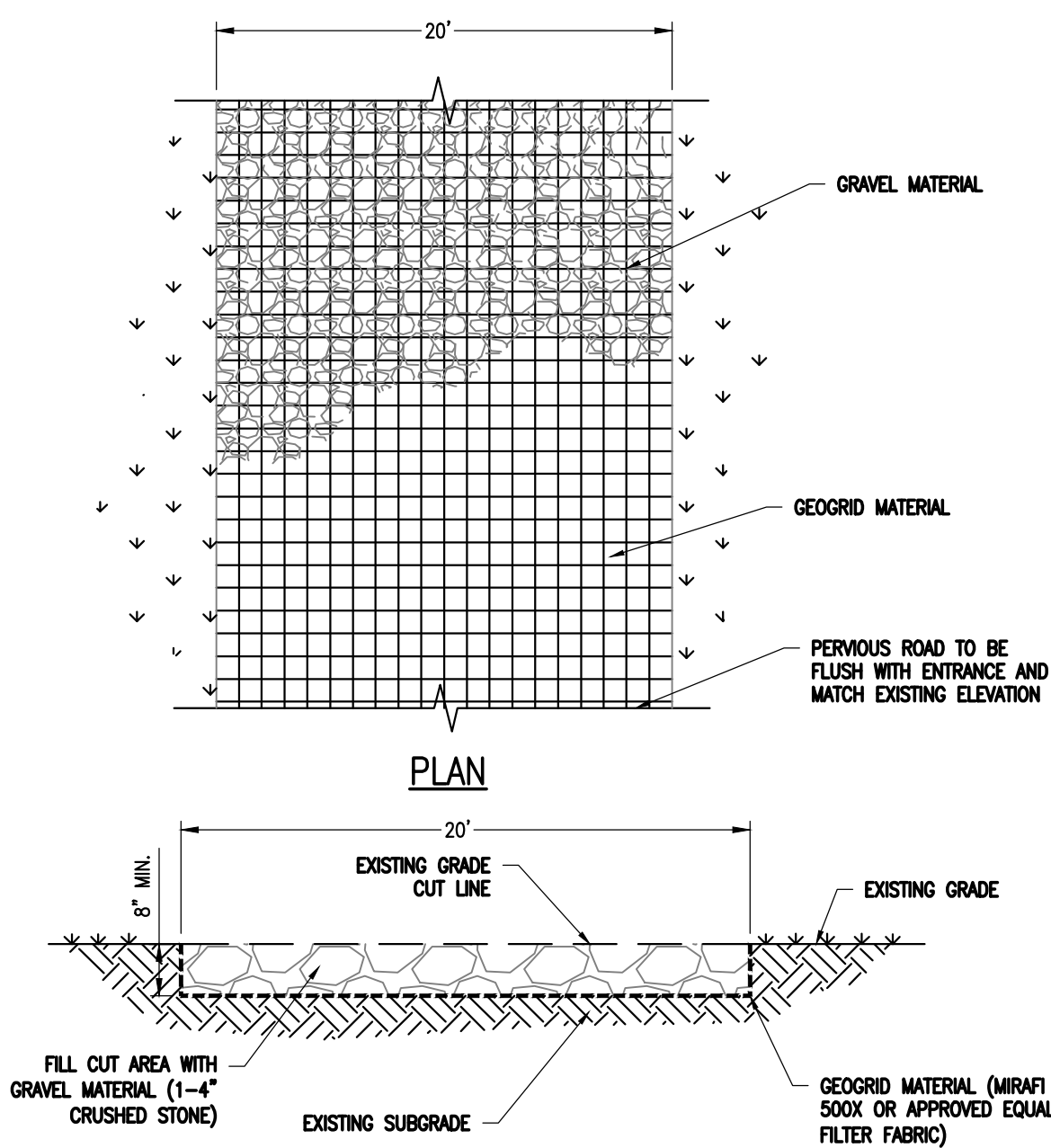
TYPICAL FLARED END SECTION SPECIFICATION
NO SCALE



TRACKER SOLAR ARRAY DETAIL
NO SCALE



OUTLET PROTECTION
NO SCALE



GEOTEXTILE MATERIAL NOTES:

1. THE GEOTEXTILE, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOTEXTILE SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOTEXTILE SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOTEXTILES; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-683-2226; WWW.MIRAFI.COM

WOVEN GEOTEXTILE MATERIAL NOTES:

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST OR GEOTECHNICAL DATA.
2. THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DUE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-683-2226; WWW.MIRAFI.COM

NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE).
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION. EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE, MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF QP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES
NO SCALE

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
280 East Broad Street
Suite 200
Rochester, NY 14604

office: 585.232.5135
fax: 585.232.4652

www.bergmannpc.com

DATE	DESCRIPTION
3/23/2022	REVISED PER VILLAGE COMMENTS
4/14/2022	REVISED PER VILLAGE COMMENTS
4/22/2022	REVISED PER VILLAGE COMMENTS
6/2/2022	REVISED PER VILLAGE COMMENTS
8/30/2022	REVISED PER VILLAGE COMMENTS



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Project Manager:	ECR	Checked By:	ECR
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DETAILS III

C010

M:\Renewable Properties\RPNY\Clemons Rd Sol\4.0 Dwg\4.1 Civil\008-Details.dwg 10/14/2022 10:21 AM Page

Upland Seed Mix		
Low-Growing Wildflower & Grass Mix - ERNMX #156		
Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
Festuca ovina	Sheep Fescue, Variety Not Stated	63.60%
Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass	17%
Linum perenne ssp. lewisii	Perennial Blue Flax	8%
Rudbeckia hirta	Blackeyed Susan, Coastal Plain NC Ecotype	2%
Coreopsis lanceolata	Lanceleaf Coreopsis, Coastal Plain NC Ecotype	2%
Chrysanthemum leucanthemum	Oxeye Daisy	2%
Chrysanthemum maximum	Shasta Daisy	1%
Chamaecrista fasciculata (Cassia f.)	Partridge Pea, PA Ecotype	1%
Papaver rhoeas, Shirley Mix	Corn Poppy/Shirley Mix	1%
Achillea millefolium	Common Yarrow	0.5%
Aster oblongifolius (Symphyotrichum oblongifolium)	Aromatic Aster, PA Ecotype	0.5%
Eupatorium coelestinum (Conoclinium c.)	Mistflower, VA Ecotype	0.5%
Monarda punctata, Coastal Plain SC Ecotype	Spotted Beebalm, Coastal Plain SC Ecotype	0.5%
Asclepias tuberosa	Butterfly Milkweed	0.3%
Pycnanthemum tenuifolium	Slender Mountainmint	0.1%
Company Information		
Ernst Conservation Seeds, Inc.		
Address: 8884 Mercer Pike, Meadville, PA 16335		
Phone: (800) 873-3321		
Web: http://www.ernstseed.com		

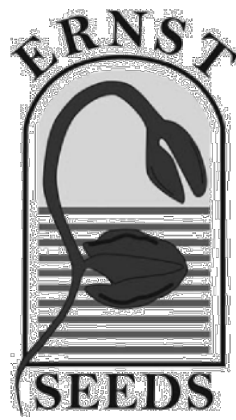
*OR APPROVED EQUIVALENT

NOTES:

- WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
- MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 6 INCHES MINIMUM. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE. PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT		PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
TEMPORARY/PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	
COMPOST STANDARDS					
ORGANIC MATTER CONTENT			80% - 100% (DRY WEIGHT BASIS)		
ORGANIC PORTION			FIBROUS AND ELONGATED		
pH			5.5 - 8.0		
MOISTURE CONTENT			35% - 55%		
PARTICLE SIZE			98% PASS THROUGH 1" SCREEN		
SOLUBLE SALT CONCENTRATION			5.0 dS/m (mmhos/cm) MAXIMUM		
MULCH APPLICATION RATES					
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES	
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.		
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN	
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES	
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)	
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY	
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES	

SITE STABILIZATION – SEED MIX



Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: December 14, 2020

Fuzz & Buzz Mix - Standard - ERNMX-146

	Botanical Name	Common Name	Price/lb
26.40 %	<i>Lolium perenne</i> , 'Crave', Tetraploid	Perennial Ryegrass, 'Crave', Tetraploid	2.31
25.80 %	<i>Dactylis glomerata</i> , 'Pennlate'	Orchardgrass, 'Pennlate'	2.75
18.90 %	<i>Poa pratensis</i> , 'Troy'	Kentucky Bluegrass, 'Troy' (pasture type)	3.08
12.00 %	<i>Festuca elatior</i> x <i>Lolium perenne</i> , Duo	Festulolium, 'Duo'	1.87
5.70 %	<i>Trifolium hybridum</i>	Alsike Clover	3.58
5.70 %	<i>Trifolium pratense</i> , Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	2.75
1.30 %	<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	30.80
1.30 %	<i>Cichorium intybus</i>	Blue Chicory	17.60
1.10 %	<i>Lotus corniculatus</i> , 'Leo'	Bird's Foot Trefoil, 'Leo'	5.78
0.90 %	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	26.40
0.90 %	<i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	396.00

100.00 %

Mix Price/lb Bulk: \$6.98

Seeding Rate: Expect to apply about 26.5 lbs per acre.

Forage & Pasture Sites; Solar Sites

*OR APPROVED EQUIVALENT

NOTES:

- FUZZ & BUZZ MIX TO BE USED INSIDE THE FENCED AREAS. UPLAND SEED MIX TO BE USED OUTSIDE THE FENCE.

POLLINATOR – SEED MIX

Vegetative Stabilization - Stream Bank and Wetland Mix

Seed: ERNMX-128 (or equivalent) ¹			Rate (lbs/acre)
<i>Carex vulpinoidea</i>	Fox Sedge	20%	15
<i>Echinochloa crusgalli</i> var. <i>frumentacea</i>	Japanese Millet	20%	
<i>Elymus virginicus</i>	Virginia Wild Rye	20%	
<i>Polygonum pensylvanicum</i>	Pennsylvania Smartweed	19.5%	
<i>Agrostis scabra</i>	Ticklegrass (Rough Bentgrass)	5%	6,000
<i>Panicum virgatum</i> , <i>Shelter</i>	Shelter Switch Grass	5%	
<i>Carex stipata</i>	Awl Sedge	3%	
<i>Panicum clandestinum</i>	Tioga Deer Tongue	3%	
<i>Carex scoparia</i>	Blunt Broom Sedge	2.5%	
<i>Bidens cernua</i> Mix	Nodding Bur Marigold Mix	1%	
<i>Juncus tenuis</i>	Path Rush	1%	
Mulch: Straw			

¹ ERNMX-128 = Ernst Conservation Seeds Seasonally Flooded Seed Mix

*OR APPROVED EQUIVALENT

WETLAND – SEED MIX

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



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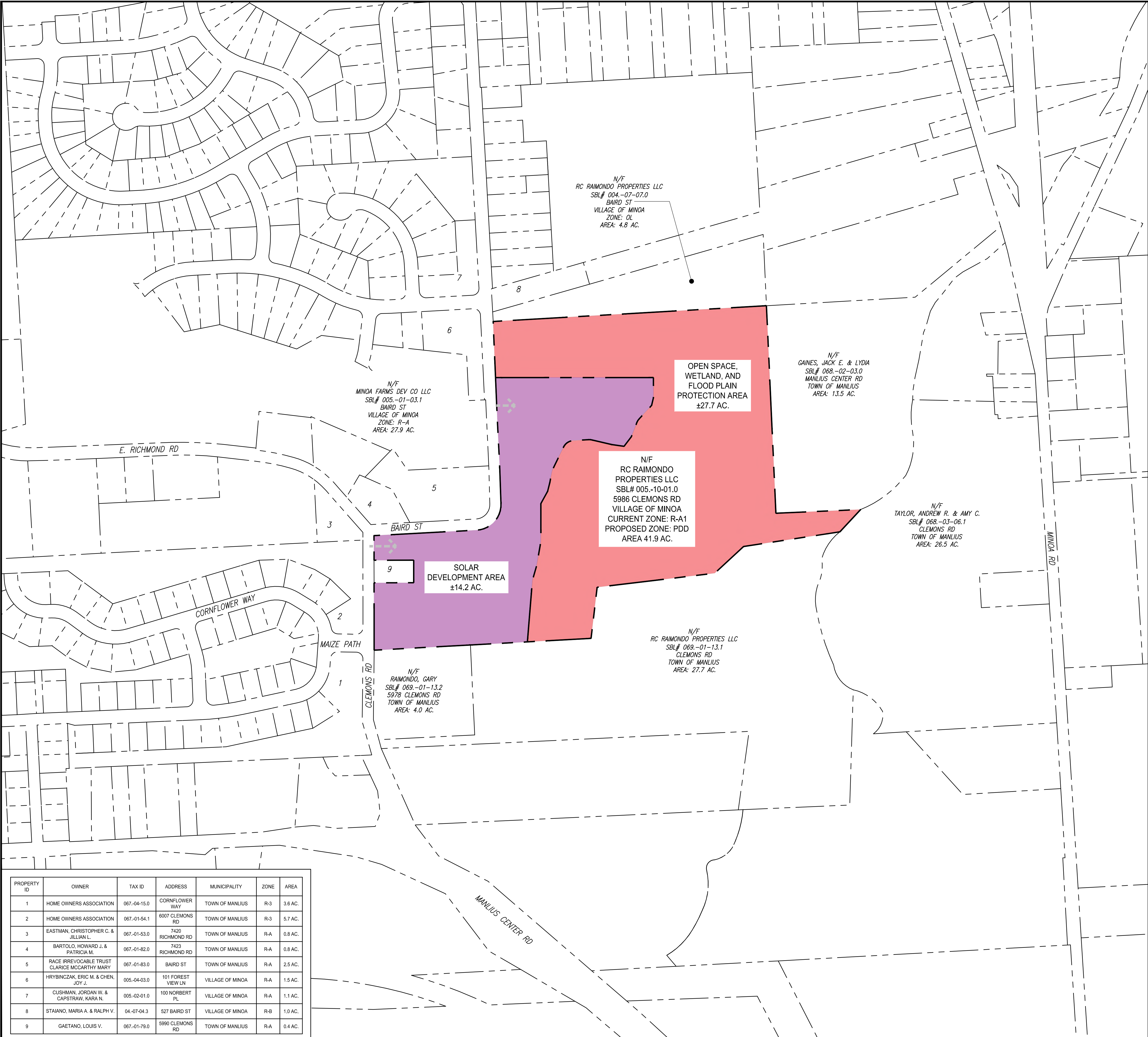
DETAILS IV

Drawing Number:

C011

PDD FIGURE

M:\Renewable Properties\RPNY\Clemons Rd Sol\4.0 Dwg\4.1 Civil\00X-PDD Plan.dwg 12/29/2021 12:21 PM



PROPERTY ID	OWNER	TAX ID	ADDRESS	MUNICIPALITY	ZONE	AREA
1	HOME OWNERS ASSOCIATION	067-04-15.0	CORNFLOWER WAY	TOWN OF MANLIUS	R-3	3.6 AC.
2	HOME OWNERS ASSOCIATION	067-01-54.1	6007 CLEMONS RD	TOWN OF MANLIUS	R-3	5.7 AC.
3	EASTMAN, CHRISTOPHER C. & JILLIAN L.	067-01-53.0	7420 RICHMOND RD	TOWN OF MANLIUS	R-A	0.8 AC.
4	BARTOLO, HOWARD J. & PATRICIA M.	067-01-82.0	7423 RICHMOND RD	TOWN OF MANLIUS	R-A	0.8 AC.
5	RACE IRREVOCABLE TRUST CLARICE MCCARTHY MARY	067-01-83.0	BAIRD ST	TOWN OF MANLIUS	R-A	2.5 AC.
6	HRZYBINCZAK, ERIC M. & CHEN, JOY J.	005-04-03.0	101 FOREST VIEW LN	VILLAGE OF MINOA	R-A	1.5 AC.
7	CUSHMAN, JORDAN W. & CAPSTRAW, KARA N.	005-02-01.0	100 NORBERT PL	VILLAGE OF MINOA	R-A	1.1 AC.
8	STAIANO, MARIA A. & RALPH V.	04-07-04.3	527 BAIRD ST	VILLAGE OF MINOA	R-B	1.0 AC.
9	GAETANO, LOUIS V.	067-01-79.0	5990 CLEMONS RD	TOWN OF MANLIUS	R-A	0.4 AC.

LEGEND

PROPERTY LINE

ADJOINING PROPERTY LINE

SOLAR DEVELOPMENT AREA

OPENSOURCE, WETLAND AND FLOOD PLAIN PROTECTION AREA

FUTURE SITE ACCESS

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
Date Issued:	Project Number:
12/30/2021	14919.11

CLEMONS SOLAR PDD CONCEPT PLAN

Drawing Number:

PDD-1

PROJECT FEAF

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet. <i>According to the USDA Web Soil Survey online mapper, the depth to water table is 1.5 ft.</i>	E2d	☒	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐		
h. Other impacts: _____		☐	☐		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☒	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. No impacts are proposed to NYSDEC FWW MAN-7.	E2h	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

1. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. ☒ NO ☐ YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. ☐ NO ☒ YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway. <i>No impacts are proposed to the designated floodway.</i>	E2i	☒	☐
b. The proposed action may result in development within a 100 year floodplain. <i>No impacts are proposed to the designated 100-year floodplain.</i>	E2j	☒	☐
c. The proposed action may result in development within a 500 year floodplain. <i>No impacts are proposed to the designated 500-year floodplain.</i>	E2k	☒	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☒	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☒	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☒	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. ☒ NO ☐ YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☒ YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☒	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. No impacts are proposed to threatened and endangered species. Tree cutting will occur November-April.	E2o	☒	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☒	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. The Massasauga rattlesnake is found in the Cicero Swamp, located approximately 4.75 miles north of the Project Site and	E2p	☒	☐

is not anticipated at the Project Site. Page 4 of 10

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☒	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☒	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☒	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☒ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. 6.8 acres of MSG 1-4 soils exist on the Project Site.	E2c, E3b	☒	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☒	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☒	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☒	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☒	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☒	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☒	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☒	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. A Letter of No Effect was received from SHPO.	E3f	☒	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☒	☐

d. Other impacts: _____ _____		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. ☒ NO ☐ YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. ☒ NO ☐ YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☒ YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation. Construction noise may occur within EAF listed work hours only.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Project : Date :

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Please refer to the attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Refer to the attached narrative document.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Minoa Village Board as lead agency that:

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

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

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

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

Name of Action: Clemons Solar PDD Zoning Change and RPNY Solar 4, LLC Clemons Road Solar Project

Name of Lead Agency: Village of Minoa Board of Trustees

Name of Responsible Officer in Lead Agency: William F. Brazill

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency: *William F. Brazill*

Date: *9/12/2022*

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Lisa DeVona - Village

Address: 240 N. Main Street Minoa, New York 13116

Telephone Number: 315-656-3100

E-mail: ldevona@villageofminoa.com

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

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

Other involved agencies (if any)

Applicant (if any)

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

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Page 2 of 2

SEQR DETERMINATION

RESOLUTION - DETERMINATION OF A NEGATIVE DECLARATION OF SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT FOR THE PROPOSED CLEMONS SOLAR PLANNED DEVELOPMENT DISTRICT REZONING AND RPNY SOLAR 4, LLC – CLEMONS ROAD COMMUNITY SOLAR PROJECT

The **VILLAGE OF MINOA BOARD OF TRUSTEES**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 6th day of September, 2022 at 6:30 P.M.

The meeting was called to order by Mayor William Brazill, and the following were present, namely:

William F. Brazill	Mayor
Eric Christensen	Trustee
John Abbott	Trustee
Robert Schepp	Trustee

Absent:	John Champagne	Trustee
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Also Present: Lisa DeVona, Village Clerk-Treasurer
Courtney M. Hills, Village Attorney

The following resolution as drafted and proposed by the Village Attorney, was moved, seconded and adopted:

WHEREAS, RPNY Solar 4, LLC submitted an application for the Clemons Solar Planned Development District (PDD) rezoning to the Village of Minoa Village Board dated December 30, 2021 for the proposed project, and

WHEREAS, RPNY Solar 4, LLC is also proposing a 3± MW community solar project located at 5986 Clemons Road in the Village of Minoa, Onondaga County, New York, and

WHEREAS, the proposed project will also involve the installation of ground mounted photovoltaic panels as well as an associated access road, electric utility upgrades, stormwater conveyance, power inverters, and perimeter fencing for the solar farm once the zoning change is completed, and

WHEREAS, preliminary project design has been developed in conformance with the applicable environmental laws, design standards, and accepted engineering practices, and

WHEREAS, a delineation of Wetlands and other Waters of the U.S. was conducted on September 9 and October 5, 2021 in accordance with the U.S. Army Corps of Engineers 1987 and New York State Department of Environmental Conservation (NYSDEC) Methodology and where NYSDEC reviewed and issued a written confirmation dated March 3, 2022 that the delineated freshwater wetland boundary is accurate and that project plans avoid wetland impacts, and

WHEREAS, an online project review was completed using the United States Fish and Wildlife Service (USFWS) Information for Planning and Consulting (IPaC) tool which determined that the federally-endangered Indiana bat (*Myotis sodalis*), the federally-threatened northern long-eared bat (*Myotis septentrionalis*) and the federally threatened eastern massasauga (*Sistrurus catenatus*) were determined to be in the vicinity of the project site, and

WHEREAS, a consultation was conducted with the NYSDEC New York Natural Heritage Program (NYNHP) resulting in a response received from NYNHP on November 1, 2021 indicated that Indiana bat has been documented within two (2) miles of the project site and northern long-eared bat has been documented within four and one half (4.5) miles of the project site, and

WHEREAS, the Applicant has committed through project design and construction scheduling to only clear trees between November 1 and March 31 of a given year when sensitive bat species are hibernating thereby minimizing impacts to these species and where no potential eastern massasauga habitat was identified during the fall 2021 wetland delineation and threatened/endangered species habitat assessments and as such, it is anticipated that the proposed project will have no significant adverse impact on state and federally listed threatened and endangered species, and

WHEREAS, Correspondence was submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the effect of the project on Historical and Cultural Resources and having received written confirmation from OPRHP dated November 19, 2021, confirming the project will have no impacts to cultural and historical resources, and

WHEREAS, a Notice of Intent (NOI) to Undertake an Action Within an Agricultural District will be filed with the New York State Department of Agriculture and Markets (NYSDAM) by the New York State Energy Research and Development Authority and that as a condition of funding the applicant will be required to comply with the NYSDAM "Guidelines for Agricultural Mitigation for Solar Energy Projects," and

WHEREAS, Part 1 of a Full Environmental Assessment Form (EAF) has been completed and reviewed in conjunction within determinations made by other "Involved Agencies" as required pursuant to 6 NYCRR 617.6 of SEQRA to the following Involved Agencies through the SEQRA coordinated review process initiated on February 22, 2022: New York State Department of Environmental Conservation (NYSDEC) Region 7, the New York State Department of Agriculture and Markets (NYSDAM), the New York State Energy Research and Development Authority (NYSERDA), the Onondaga County Planning Board, the Onondaga County Industrial Development Agency, and the East Syracuse-Minoa School District, and said agencies concurring that the Village of Minoa Village Board of Trustees assumes the role of the SEQRA Lead Agency, and

WHEREAS, the proposed project has been reviewed and classified as a "Type I Action" pursuant to 6 NYCRR 617.4(B)(8) of SEQRA.

WHEREAS, the Village of Minoa Village Board of Trustees reaffirms that it will serve as SEQRA lead agency for this application, and

WHEREAS, Part 2 and Part 3 of a Full Environmental Assessment Form (EAF) have been completed and reviewed by the Village Board and the Village Board has determined that no impacts are potentially significant, and

NOW THEREFORE BE IT RESOLVED, that the Village of Minoa Village Board of Trustees hereby issues a "Negative Declaration of Significant Adverse Environmental Impact" in accordance with SEQRA for this project, and

BE IT FURTHER RESOLVED, that the Village of Minoa Village Board authorizes Bergmann as consultant of the Applicant to publish said Notice of this SEQRA Negative

Declaration of Environmental Impact in the NYSDEC Environmental Notice Bulletin and to notify all SEQRA involved and interested agencies and the applicant of the issuance of this SEQRA Negative Declaration, and

BE IT FURTHER RESOLVED, that the Village of Minoa Village Board directs the Minoa Clerk to file this SEQRA Negative Declaration of Significant Adverse Environmental Impact in the Village's official files for this project.

The adoption of the foregoing Resolution was moved by Trustee Christensen, seconded by Trustee Schepp, and duly put to vote, which resulted as follows

William F. Brazill, Mayor	Yes
John Champagne, Deputy Mayor/Trustee	Absent
Eric Christensen, Trustee	Yes
John Abbott, Trustee	Yes
Robert Schepp, Trustee	Yes

THIS RESOLUTION WAS ADOPTED.

I, LISA DEVONA, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Board of Trustees of the Village of Minoa at a regular meeting of the Board duly called and held on the 6th day of September, 2022; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due Notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
The seal of the Village of Minoa, this 12th day of September, 2022.



LISA DEVONA
Village Clerk of the Village of Minoa
Onondaga County, New York

VILLAGE OF MINOA

PDD & PROJECT SITE PLAN APPROVAL RESOLUTION

VILLAGE OF MINOA
240 N. MAIN STREET • MINOA • NEW YORK 13116

William F. Brazill, Mayor
wbrazill@villageofminoa.com
Office: (315) 656-3100
Fax: (315) 656-0825
www.villageofminoa.com



John H. Champagne, Deputy Mayor
John M. Abbott, Trustee
Eric S. Christensen, Trustee
Bobby Schepp, Trustee
Lisa L. DeVona, Clerk-Treasurer
Law Offices of Courtney M. Hills PC

November 21, 2022

Sent via email: bmadigan@renewprop.com

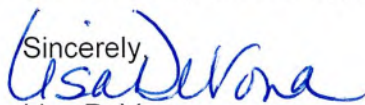
RPNY Solar 4, LLC
c/o Brian Madigan, AICP
897 Sanchez Street
San Francisco, CA 94114

Dear Mr. Madigan:

At a meeting held on Monday, October 17, 2022 the Village Board of Trustees approved the following conditions as stated in *September 6, 2022 Resolution to Adopt a Local Law Rezoning Property from Residential A1 to Planned Development District (PDD) and Modifying the Village of Minoa Zoning Map to Reflect the Same*:

- "Landscaping shall be installed and maintained consistent with plan to be approved by the Village Board subsequent to the 9/6/22 resolution"
 - ◆ Village board approved Eastern Red Cedars to be planted the entire length of parcel known as tax map #005.-10-01.0 on east side of Baird Street and Clemons Road
- "Solar site road access shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the 9/6/22 resolution"
 - ◆ Village board approved the access road to be located at the 90 degree corner of Baird Street (east of Clemons and Richmond Road corner) allowing "straight-shot" entry into the solar site.
- "Community Host Agreement to be approved by the Village Board subsequent to 9/6/22 resolution"
 - ◆ Village board approved Host Community Agreement between the Village of Minoa and RPNY Solar 4, LLC relating to the premises located at 5986 Clemons Road (tax Map #005.-10-01.0) in the Village of Minoa and opts for Lump Sum payment in the amount of \$15,000 per MW AC of capacity

Please provide an electronic and hard copy of Final Site Plan reflecting these revisions. As always, if you have any questions, please feel free to contact.

Sincerely,

Lisa DeVona
Clerk-Treasurer

Resolution to Adopt a Local Law Rezoning Property from Residential A-1 to Planned Development District PDD and Modifying the Village of Minoa Zoning Map to Reflect the Same

The **VILLAGE OF MINOA BOARD OF TRUSTEES**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 6th day of September, 2022 at 6:30 P.M.

The meeting was called to order by Mayor William Brazill, and the following were present, namely:

William F. Brazill	Mayor
Eric Christensen	Trustee
John Abbott	Trustee
Robert Schepp	Trustee

Absent:	John Champagne	Trustee
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Also Present: Lisa DeVona, Village Clerk-Treasurer
Courtney M. Hills, Village Attorney

The following resolution as drafted and proposed by the Village Attorney, was moved, seconded and adopted:

WHEREAS, RPNY Solar 4, LLC (the “Applicant”) requested a zoning change from Residential A-1 to a Planned Development District (“PDD”) for the development of a solar energy generating facility (the “Project”) at 5986 Clemons Road, in the Village of Minoa, in Onondaga County (Tax Map Id: 005.-10-01.0)(the “Site”);

WHEREAS, in accordance with Step 1 of the PDD procedures pursuant to Village Code § 160-13.1(D), the Village Board accepted the Applicant’s concept plan and outline for the Project and referred the Project materials to the Village of Minoa Planning Board (the “Planning Board”); and

WHEREAS, the Planning Board completed its Step 1 review of the Project application, provided its advisory opinion and written report to the Village Board, and recommended approval of the Applicant’s concept plan and outline; and

WHEREAS, at the February 4, 2022 meeting, the Village Board issued a Notice of Intent to act as Lead Agency for purposes of reviewing the Project under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to Village Code § 160-13.1(D), at the May 16, 2022 meeting, the Village Board accepted the concept plan and outline of the Project subject to modification based upon the Planning Board's comments as documented in their advisory opinion to the Village Board. Pursuant to Village Code § 160-13.1(E), the Village Board transferred the Project application to the Planning Board for Step 2 PDD Project Plan review and the Planning Board's recommendation that the revised layout and access road satisfied the safety related and traffic concerns expressed during the course of its review; and

WHEREAS, the Planning Board substantively reviewed the modified Site Plan dated June 2, 2022, which resulted in the Applicant moving the primary access point to the Project to the Planning Board's proposed temporary access point, and determined that the June 2, 2022 Site Plan sufficiently addressed the Planning Board's concerns regarding safety and traffic. Pursuant to Village Code § 160-13.1(E), the Planning Board also performed a thorough analysis of the environmental issues related to the Project to advise the Village Board on its SEQRA determination; and

WHEREAS, at the June 7, 2022 meeting, the Planning Board approved the Step 2 Project Plan, and recommended that the Village Board, upon its completion of SEQRA review, adopt a negative declaration where the preparation of a draft environmental impact statement would not be necessary; and

WHEREAS, pursuant to Village Code § 160-13.1(F) and part of Step 3 PDD adoption, the Village Board thoroughly reviewed and examined the known facts related to the Project and carefully reviewed all potentially adverse environmental impacts, and the entire record and proceedings related to the Project. The Village Board determined that the Project will not have a significant adverse impact on the environment, adopted a negative declaration, and determined that preparation of a draft environmental impact statement is not necessary; and

WHEREAS, the Village Board conducted a duly noticed public hearing on the rezoning Local Law and Project Plan of 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0 from Residential A-1 to a Planned Development District;

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE VILLAGE OF MINOA BOARD OF TRUSTEES AS FOLLOWS:

1. The Village of Minoa Board of Trustees ("Village Board") hereby adopts the Planned Development District ("PDD") and makes the following findings:
 - a. This Planned Development District shall be permitted to operate a solar facility (the "Project") subject to the Village approved Project Plan.
 - b. The proposed dimensional controls and performance standards for the Project are accepted and set forth in the Project Plan.

- c. The staging and schedule to implement and construct the Planned Development District are accepted and set forth in the Project Plan.
 - d. The PDD is consistent with the Village of Minoa's (the "Village") comprehensive planning intentions and furthers the Village land development policies and goals. In particular, the PDD furthers the Village's policy goals of increasing renewable energy use and reducing greenhouse gas emissions.
 - e. The PDD project plan, as revised in the Site Plan dated June 2, 2022, is in accordance with and meets the expectations established in the Village Board's accepted and referred concept plan and outline.
2. The Village Board approves the PDD Project Plan subject to the following conditions:
- a. The Applicant shall post a decommissioning security, in accordance with the Project decommissioning plan.
 - b. Landscaping shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the adoption of this Resolution.
 - c. The guiderail/boulders/bollards shall be installed along Clemons Road during facility construction, as showing on the Project Plan Site Plan Drawings.
 - d. Prior to the start of construction activities, the Village MS4 Stormwater Officer will complete review of the Stormwater Pollution Prevention Plan (SWPPP) and issue an MS4 Acceptance Form to the applicant so that the SPDES General Permit for Construction 0-20-001 Notice of Intent can be filed with NYSDEC for permit coverage and that the coverage acknowledgement letter may be received.
 - e. The Applicant shall obtain an Article 24 Freshwater Wetland Permit from NYSDEC for any impacts to the regulated adjacent area of delineated NYSDEC-jurisdictional wetlands. Any such permit received shall be provided to the Village of Minoa when issued.
 - f. The access road shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the adoption of this Resolution.
 - g. PILOT Agreement to be approved by the Village Board subsequent to the adoption of this Resolution.
 - h. Community Host Agreement to be approved by the Village Board subsequent to the adoption of this Resolution.
 - i. The Applicant making a good faith effort to enter into an agreement with the Village's Administrator of its Community Choice Aggregation Program.

3. All materials approved by the Planning Board related to the Planning Development District, or reports, referrals and recommendations developed or received by the Planning Board are hereby incorporated into this resolution.
4. All SEQRA documents are hereby incorporated into this resolution.
5. The Planned Development District shall become effective upon the filing of the local law with the Secretary of State as all appropriate documents and plans related to the rezoning of the Property located at 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0 have been filed with the Village, as a supplement to the Zoning map.
6. Pursuant to Village Code § 160-13.1(G)(1)(c), any requirement(s) of subdivision, site plan and special permit is deemed satisfied and no further or separate review(s) or approval(s) are required as the Village Board determines the same were adequately reviewed in the context of project plan review and recommendation of the PDD. As such, the Village Board specifically retains such comprehensive and exclusive approval authority, and notwithstanding any other provisions in the Village Code to the contrary or otherwise. Accordingly, any separate requirement for Planning Board and/or Zoning Board of Appeals review(s), recommendation(s) or approval(s) of a PDD site, or part thereof, shall not be required.
7. This Resolution is effective immediately.

The adoption of the foregoing Resolution was moved by Trustee Eric Christensen, seconded by Trustee John Abbott, and duly put to vote, which resulted as follows

William F. Brazill, Mayor	Yes
John Champagne, Deputy Mayor/Trustee	Absent
Eric Christensen, Trustee	Yes
John Abbott, Trustee	Yes
Robert Schepp, Trustee	Yes

THIS RESOLUTION WAS ADOPTED.

I, LISA DEVONA, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Board of Trustees of the Village of Minoa at a regular meeting of the Board duly called and held on the **6th day of September, 2022**; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due Notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
The seal of the Village of Minoa, this 12th day of September, 2022.



LISA DEVONA

**Village Clerk of the Village of Minoa
Onondaga County, New York**

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement"), being effective as of the "Effective Date" (as defined below), is made and entered into by and between **ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY** ("Seller") and **SEED SYRACUSE, INC.** ("Buyer"). As used in this Agreement, the term "Effective Date" shall mean the date that is the later of the dates this Agreement is signed or initialed by Seller and Buyer.

IN CONSIDERATION of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the parties do hereby agree as follows:

1. **PURCHASE AND SALE.** Subject in all respects to the terms and conditions set forth in this Agreement, Seller hereby agrees to sell, and Buyer hereby agrees to purchase, that certain real property known as 435 North Salina Street, City of Syracuse, County of Onondaga and State of New York (Tax Map No. 017.-02-08.0), together with all improvements, equipment and fixtures thereon, all rights, privileges, easements and appurtenances thereunto belonging, all oil, gas and minerals thereon and thereunder to which Seller has title, and all roads, improvements, driveways and utility facilities, if any, thereon belonging to Seller (all of the foregoing being collectively referred to herein as the "Property"). Seller's obligation to close on the proposed transaction is subject to Seller complying with Section 2897 of the Public Authorities Law including the filing of an explanatory statement with the State of New York.

2. **PURCHASE PRICE.** The purchase price (the "Purchase Price") for the Property shall be One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00). Buyer shall provide proof of financial ability to close on the transaction within five (5) days of the Effective Date.

3. **EARNEST MONEY.** Within five (5) business days of the Effective Date of this Agreement, Buyer will deposit with Barclay Damon LLP, earnest money in the amount of Five Thousand and No/100 Dollars (\$5,000.00) (the "Earnest Money"). The Earnest Money shall be held and disbursed by Barclay Damon LLP in accordance with the terms and provisions of this Agreement and shall apply towards the Purchase Price.

4. **TITLE AND SURVEY.**

(a) **Title Evidence.** Seller, at Seller's expense, shall obtain for Buyer, and deliver to Buyer, within thirty (30) days after the Effective Date, an up-to-date abstract of title of the Property prepared in accordance with Onondaga County Bar Association standards and by a title or abstract company authorized to do business in the State of New York, made from the records of the Onondaga County Clerk's Office and commencing with a warranty or better deed conveying a 100% fee interest and recorded no later than 1945, a City of Syracuse tax search for the Property, current property tax receipts for the Property. Seller shall also deliver to Buyer within thirty (30) days after the Effective Date, copies of Seller's formation documents.

(b) **Survey.** Seller, at Seller's expense, shall obtain for Buyer, and deliver to Buyer, within thirty (30) days after the Effective Date, a current Survey Map showing improvements, courses, and distances of all boundaries and the relation of the Property to a monument or other fixed point, which survey shall be in sufficient detail to show and identify any and all encroachments, street lines, fences, easements, rights of way, building lines or setbacks, improvements, driveways, parking areas, overhead transmission lines, underground transmission lines, utility, sewer, gas and water lines, and utility poles.

(c) **Title Standard.** At the closing, Seller shall convey title to the Property to Buyer pursuant to a Bargain and Sale Deed with Lien Law Section 13 covenant, said deed to convey good and marketable title to the Property, subject only to (1) provisions of existing building and zoning laws provided same are not violated; and (2) taxes and assessments which are a lien but which are not yet due and payable.

5. CLOSING.

(a) Place and time. The parties shall close the purchase and sale at a mutually agreed upon time and place. The closing shall occur on or about thirty (30) days after Seller satisfies Seller's contingencies and Buyer has satisfactorily completed its' review of the abstract of title and survey.

(b) Closing Documents and Costs. Seller shall convey the Property to Buyer by Bargain and Sale Deed with Lien Law Section 13 covenant. Seller's attorney shall prepare the Deed, New York State Real Estate Transfer Tax Return (TP-584), New York State Real Property Transfer Report (RP-5217), Resolution of Seller, and Incumbency Certificate of Seller, and shall submit copies of same to Buyer's attorney for review and reasonable approval. Seller shall sign and deliver to Buyer at closing an acceptable non-foreign status certificate, owner's affidavit, Form 1099, and such other information required by law to be reported. Transactions with the Seller are exempt from transfer taxes. Buyer shall bear the deed recording charges.

(c) Prorations. The parties shall prorate real estate taxes, rents, security deposits, sewer, water, and all other adjustments customary in Onondaga County shall be made as of the date of closing. If the amount of real estate taxes for the year of closing cannot be determined at such time, the proration shall be based upon the amount of such taxes for the previous year.

(d) Closing money. Seller is entitled to receive the money due Seller at closing in the form of a cashier's or certified check, attorney's check, or a wire transfer of collected funds.

6. POSSESSION. Buyer is entitled to possession of the Property at closing.

7. BUYER'S CONDITIONS. Buyer's obligations under this Agreement are contingent upon each of the following:

(a) Seller providing Buyer with a credit at closing in the amount of \$1,950.00 to reimburse Buyer for a portion of the cost of upgrading the electrical system on the Property so that said system is in compliance with all applicable codes. Notwithstanding said credit, Buyer has inspected the Property and accepts the Property in "as is, where is condition, with all faults."

(b) If Seller is unable to convey good and marketable title in accordance with Section 4(c) of this Agreement, or if any of Seller's representations and warranties prove to be erroneous, Buyer shall have the right and option to terminate this Agreement by written notice to Seller, whereupon (and notwithstanding anything contained in this Agreement to the contrary) the Earnest Money shall be returned to Buyer.

8. ASSIGNMENT. Prior to closing, Buyer shall have the right to assign this Agreement and its rights hereunder provided that the obligations of assignee under this Agreement are fully and unconditionally guaranteed by Buyer, in a form acceptable to Seller.

9. NOTICES; COMMUNICATIONS; COMPUTATIONS OF TIME. Any notice or communication pursuant to this Agreement shall be made in writing to the applicable party by hand delivery, U.S. mail, facsimile or electronic transmission, or nationally recognized overnight courier service at the address set forth below. Any such notice shall be deemed given either (a) when received or refused by United States mail delivery or via hand delivery in person or by courier service, or (b) the next business day after deposit with a nationally recognized overnight courier service, or (c) when transmitted by facsimile or electronic transmission, with receipt acknowledged upon transmission. If the last day for performing any act or giving any notice falls on a Saturday, Sunday, or day on which the post office is not open for the regular transaction of business, the time is extended to the next day that is not a Saturday, Sunday, or post office holiday. Any such notice or communication shall be addressed as follows (or to such other person or at such other address, of which any party hereto shall have given written notice as provided herein):

Buyer: SEED Syracuse, Inc.
Attention: Maarten Jacobs
484 South Salina Street
Syracuse, New York 13202

With copy to: Richard C. Engel, Esq.
Mackenzie Hughes LLP

440 South Warren Street, Suite 400
Syracuse, New York 13202
Email: rengel@mackenziehughes.com

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

With copy to: Heather Sunser, Esq.
Barclay Damon LLP
Barclay Damon Tower
125 E. Jefferson Street
Syracuse, New York 13202
Email: hsunser@barclaydamon.com

10. **BINDING EFFECT.** This Agreement shall inure to the benefit of and be binding upon the personal representatives, heirs, successors, and assigns of the parties.

11. **MISCELLANEOUS.** Whenever the context of this Agreement permits, the singular number shall include the plural, the plural the singular, and any gender includes all genders. Notice given by the attorney for either party shall be as effective as if given by said party. In connection with enforcing any rights or obligations arising under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party as determined by a court of competent jurisdiction. The law of the state in which the Property is located shall govern this Agreement. The transaction documents or the transaction contemplated herein shall be litigated in courts having situs in the City of Syracuse, State of New York. Each of the parties hereto hereby consents and submits to the jurisdiction of any local, state or federal courts located within said city and state. The parties hereto hereby waive any right they may have to transfer or change the venue of any litigation brought against such party in accordance with this section. No amendment or modification of this Agreement shall be binding upon either party unless in writing and signed by the party to be bound. This Agreement represents the entire agreement between Buyer and Seller as to the subject matter hereof, and all prior discussions, negotiations and agreements between Buyer and Seller and/or their respective counsel and other representatives are merged into this Agreement. This Agreement may be executed in counterpart originals, each of which when duly executed and delivered shall be deemed an original and all of which when taken together shall constitute one instrument, and delivery of this Agreement may be accomplished by facsimile or other electronic means.

12. **BROKER(S).** The parties agree that no broker brought about this transaction and no broker's or real estate commissions are due.

13. **REPRESENTATIONS AND WARRANTIES.** Seller hereby makes the following representations and warranties to Buyer, to the best of Seller's actual knowledge and without any independent duty to investigate or verify:

- (a) Seller has good and marketable fee simple title in and to the Property.
- (b) Seller has no knowledge of any pending or threatened litigation or condemnation concerning all or any portion of the Property.
- (c) There are no parties in possession of any portion of the Property, the Property is not subject to any lease, license or other possessory interest, and no party has any option, right of first offer, or right of first refusal to purchase the Property.

14. **ESCROW PROVISIONS.** The parties have requested Barclay Damon LLP to receive the Earnest Money to be held in escrow by Barclay Damon LLP in a federally-insured banking or savings institution attorney escrow account and to be applied at the Closing, and otherwise held and disbursed in accordance with the provision of this Agreement. It is understood and agreed that Barclay Damon LLP is an escrow holder only, is merely responsible for the safekeeping of the funds, shall not be required to determine questions of fact or law, and shall have no liability to Seller or Buyer for its action or inaction, except for such action or inaction as shall constitute its gross negligence or willful misconduct. Should this Agreement, in accordance with the terms hereof, be cancelled and terminated, and the liabilities of the parties hereto ended, Barclay

Damon LLP shall return the funds in accordance with written instructions received from all parties hereto. In the event of a dispute, Barclay Damon LLP is authorized to pay the funds into a court of competent jurisdiction located in the State of New York. In the event that costs or expenses are incurred by Barclay Damon LLP because of litigation or otherwise, arising out of the holding of the funds, Barclay Damon LLP shall be entitled to reimburse itself out of the funds for any reasonable costs and expenses. Barclay Damon LLP assumes no liability for interest on the funds held.

15. REMEDIES. If Seller defaults, Buyer may seek specific performance or elect to receive the return of the Earnest Money. If Buyer defaults, any and all Earnest Money shall be delivered to Seller as liquidated damages as consideration for the execution of this Agreement and in full settlement of all claims, the parties having agreed that Seller's damages would be difficult to determine and that forfeiture of all of the Earnest Money reflects their best effort in estimating what Seller's damages would be and is a reasonable, non-punitive amount, and thereafter both parties shall be relieved of all obligations under this Agreement. The parties waive any claim or defense of lack of mutuality of remedies. Neither party will hold the other in default hereunder without first having given the other party at least five (5) days advance (excluding Saturday, Sunday and post office holidays, as stated above) written notice specifying the default, during which time the other party may cure the default.

16. CASUALTY. If, prior to the closing, the Property or any portion thereof shall be damaged or destroyed by reason of any casualty whatsoever, then Seller shall immediately give notice thereof to Buyer. If the cost of repairing such casualty exceeds Ten Thousand (\$10,000) Dollars, either party shall have the right and option to terminate this Agreement by written notice to the other party, and the Earnest Money shall be paid by Barclay Damon LLP to Buyer, and all parties shall thereupon be relieved of all further liability hereunder. If the cost of repairing such casualty does not exceed such sum, at Buyer's option (a) the parties shall proceed with closing in accordance with, and subject to the terms of, this Agreement, all insurance proceeds shall be paid to Buyer (or Seller shall assign to Buyer all rights to such proceeds if not previously paid to Seller), and the Purchase Price shall be reduced by the amount of the insurance deductible, or (b) the closing shall be postponed until such damage has been restored by Seller at Seller's expense to Buyer's satisfaction.

17. CONDEMNATION. If, prior to the closing, there is filed or threatened any action, suit or proceeding to condemn or take all or any part of the Property, Seller shall immediately give notice thereof to Buyer, and Buyer shall have the right and option to terminate this Agreement by written notice to Seller, whereupon the Earnest Money shall be paid to Buyer, and all parties shall thereupon be relieved of any and all further liability hereunder. If Buyer elects in writing to close, all condemnation awards or proceeds of such taking shall be paid to Buyer (or Seller shall assign to Buyer all rights to such awards or proceeds if not previously paid to Seller).

IN WITNESS WHEREOF, the parties hereto have set their respective hands on the day and year indicated below.

SELLER: Onondaga County Industrial Development Agency

By: _____

Name: _____

Title: _____

Date: _____

BUYER: SEED Syracuse, Inc.

By: _____

Name: _____

Title: _____

Date: _____

Barclay Damon LLP joins only for the purpose of binding itself to those terms applying to the Escrow Agent pursuant to provisions of Section 14 above, and any such joined or failure to join shall have no effect upon this Agreement or its effectiveness or enforceability of the same by and between Seller and Buyer.

ESCROW AGENT:

Barclay Damon LLP

By: _____

Its: _____

Chapter 56

If a public body is using the first type of video conferencing (connecting multiple physical locations open to the public), the new Section 103-a of the OML does not apply.



Committee on
Open Government

Chapter 56

Section 103-a(2)(a):

A public body may, in its discretion, use videoconferencing to conduct its meetings pursuant to the requirements of this article **provided that a minimum number of members are present to fulfill the public body's quorum requirement in the same physical location or locations** where the public can attend and the following criteria are met...



Committee on
Open Government

Chapter 56

...the governing board of a county, city, town or village must adopt a local law, or a public body must adopt a resolution, or the senate and assembly must adopt a joint resolution, **following a public hearing**, authorizing the use of videoconferencing:

- (i) for itself and its committees or subcommittees; or,
- (ii) specifying that each committee or subcommittee may make its own determination;
- (iii) provided however, each community board in a city with a population of one million or more shall make its own determination



Committee on
Open Government

Chapter 56

the public body must establish written procedures governing member and public attendance consistent with this section, and such written procedures shall be conspicuously posted on the public website of the public body...



Committee on
Open Government

Chapter 56

members of the public body must be physically present at any such meeting unless such member is unable to be physically present at any such meeting location **due to extraordinary circumstances**, as set forth in the resolution and written procedures adopted pursuant to the OML, including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting;



Committee on
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Onondaga County Industrial Development Agency DRAFT



Project Summary

9/10/2021

1. Project	Ranalli Super DC, LLC	2. Project Number	3101-21-10A
3. Location	Lysander	4. School District	Baldwinsville
5. Tax Parcel(s)	055.-01-19.1; 055.-01-20.0; 055.-01-18.0	6. Project Type	New Construction
		Village	-

7.Total Project Cost	\$	40,250,000.00	8. Total Jobs	135
Land	\$	650,000	8A. Job Retention	0
Site Work	\$	10,000,000	8B: Job Creation	135
Building	\$	24,000,000	(Next 5 Years)	
Furniture & Fixtures	\$	3,000,000		
Equipment	\$	2,000,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	450,000		
Financial Charges	\$	50,000		
Legal Fees	\$	100,000		
Other	\$	-		

Cost Benefit Analysis

Ranalli Super DC, LLC

Fiscal Impact (\$)

Estimated Abatement Cost \$6,004,115

Sales Tax Abatement	\$1,920,000
Mortgage Recording Tax Abatement	\$225,000

Real Property Tax Relief	\$3,859,115
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New Investment \$108,687,421

PILOT Payments	\$2,641,845
Project Wages (10 years)	\$57,151,383
Construction Wages	\$10,882,500
Employee Benefits (10 years)	\$2,857,569
Project Capital Investment	\$34,650,000

Agency Fees	\$504,125
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Benefit:Cost Ratio

18.10 :1

Project Description

The proposed new state of the art approximately 360,000 sq. ft. facility in the Town of Lysander , will be home to an auto parts warehouse, distribution center and office space. The \$40 million investment into this site will create approximately 135 new jobs after full staffing and operation.

February 3, 2023

VIA E-MAIL – robertpetrovich@ongov.net

Robert M. Petrovich, Executive Director
Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Floor
Syracuse, New York 13202

Re: United Auto Supply/Hencle Rd.

Dear Mr. Petrovich:

This letter acknowledges the withdrawal of our current application for OCIDA benefits relative to the project located on Hencle Road. As discussed, changes in the economy and possible tenants have resulted in a change to the planned use. We will be submitting a new application in the near future.

Very truly yours,

COSTELLO, COONEY & FEARON, PLLC



Robert J. Smith

RJS/lja

cc: James Trasher (via e-mail)