

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET FLOOR 2M, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

**Regular Meeting Agenda
May 11, 2023**

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

- A. Approval of Minutes: April 13, 2023
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. Syracuse Habitat for Humanity Property Disposition

Agency Action Requested:

- a. A resolution of the Board authorizing disposition of property

Representative: Robert Petrovich, OCIDA, Executive Director

2. Clinton's Ditch Co-operative Company, Inc. (3101-23-04A) Initial Meeting

Clinton's Ditch Co-operative Company, Inc. is proposing to expand their current facility in the Town of Cicero by adding an approximately 20,000 square foot truck repair facility, an approximately 120,000 square foot building addition and other ancillary interior and exterior amenities and sitework. The applicant is requesting exemptions from certain sales and use taxes, real property taxes real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize a public hearing.

Representative: JonElle Baskin-Kelley, CFO Clintons Ditch Co-operative Company, Inc.

3. Wallace Group, LLC/ 6808 Crossbow Drive, LLC (3101-23-04A) Initial Meeting

6808 Crossbow Drive, LLC and Wallace Group, LLC are proposing construction of an approximately 30,000 square foot warehouse and distribution building including approximately 2,500 square feet of office/show/training space in the Town of Dewitt. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize a public hearing.

Representative: Joshua W. Podkaminer, 6808 Crossbow Drive, LLC, JWP Commercial

4. Appointment of Board Members to Finance Committee

1. Sue Stanczyk as Chair of Finance Committee
2. Elizabeth Dreyfuss as Finance Committee Member

Agency Action Requested:

- a. A resolution by the Board to appoint Sue Stanczck and Elizabeth Dreyfuss to the OCIDA Finance Committee

Representative: Robert Petrovich, Executive Director, OCIDA

4. Appointment of Board Members to Audit Committee

Cydney Johnson as Audit Committee Member

Agency Action Requested:

- a. A resolution by the Board to appoint Cydney Johnson to the OCIDA Audit Committee

Representative: Robert Petrovich, Executive Director, OCIDA

5 Executive Session

6 Purchase Contract Execution

Authorization to enter into purchase contracts for parcels of property

Agency Action Requested:

- a. A resolution of the Board authorize the adoption of a SEQRA determination.
- b. A resolution of the Board authorizing the Executive Director to exercise the option to enter into a purchase contract and any related documents with respect to parcels of property.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
April 13, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, April 13, 2023 at 335 Montgomery Street, Syracuse, New York in the large conference room Floor 2M.

Patrick Hogan called the meeting to order at 8:30 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Kevin Ryan
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss

ABSENT:

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Svetlana Dyer, Assistant Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Pat Basset, PBFF Drakes LLC
Frank Fava, PBFF Drakes LLC
Tim Fitzgerald, Harris Beach
Anthony Bell, RPNY Solar 4, LLC
Rick Moriarty, Post Standard

APPROVAL OF REGULAR MEETING MINUTES – MARCH 23, 2023

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of March 23, 2023. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of March 2023.

Susan Stanczyk asked if the WPC Marketing is new marketing money passed last month or is that follow up from before. Nate Stevens stated it was follow up from before.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Treasurer's Report for the month of March 2023. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #480. He stated that the last two months PILOT payments passed through our Agency in a total amount of over \$6,100,000 so it really shows the IDA is producing money for tax jurisdictions.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #480 for \$21,867.50. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and Kevin Ryan reported a conflict with PBFF Drakes LLC.

WELCOME NEW OCIDA BOARD MEMBERS

Patrick Hogan stated he gladly welcomes Cydney Johnson and Elizabeth Dreyfuss to the Board and if they have any questions to please ask staff or the Board. He stated the IDA does great things.

RPNY SOLAR 4, LLC (3101-23-01A) SECOND MEETING

Anthony Bell stated RPNY Solar 4 is a community solar energy developer with their headquarters in San Francisco, California. He stated the company is about 6 years old. He stated their portfolio projects include 66 megawatts in 22 projects operating in 7 states. He stated in terms of developing pipelines they have 560 megawatts across 15 states. He stated the New York pipeline alone has 2 operational with one in St. Lawrence County and one in Erie County.

He stated they have 3 projects currently under construction not including the one before the Board today. He stated they have 8 projects under various stages of development including this project across the state. He stated they are a developer, owner and operator so they develop the project, hold onto them through construction and the operational life of the project. He stated they are not a developer who goes through local permitting and approval process then sell to another developer. He stated they own and operate from start to finish and because of that they really invest in the community they develop in and try to be a good long term neighbor. He stated this project is a 2.75 megawatt project located on 12.4 acres of a larger 42 acre parcel in the Village of Minoa. He stated they received local approvals from the Village in September 2022. He stated they received their PDD approval and site plan approval in October 2022. He stated since then they have been working towards this PILOT effort, as well as working towards NTP (Notice To Proceed) giving their prime engineering procurement and construction contractor who is now working with them in their labor and materials procurement.

Patrick Hogan asked how the local labor and materials procurement is going. Anthony Bell stated it is going very well and they are in the final legs of it. He stated he has talked with Mitch Latimer. He stated he thinks everything is getting wrapped up and secured by the end of the month. He stated the Board has their attestation from earlier that they fully intend to comply with the IDA's local labor policy and local access policy. He stated they are still holding true to that.

Nancy Lowery stated the public hearing was held and there were no comments at that time but letters of support for the project and PILOT were received from the taxing jurisdictions.

Patrick Hogan asked if RPNY manages all of their facilities. Anthony Bell stated yes and they own and operate them. He stated they have a consultant that helps them with landscaping and things like that and that would be aimed towards being local as well.

Jeff Davis stated this is a Type 1 action under SEQR and the Village of Minoa took lead agency for the project. He stated the notification letter to OCIDA never made it to us as it went to wrong address, but we would have consented to them being lead agency. He stated the resolution is recognizing the fact this is a Type 1 action and had we received the notification letter from the lead agency we would have consented to them being lead agency so the Board is reaffirming, accepting and adopting the negative declaration issued by the lead agency.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination for the RPNY Solar 4, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing 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. Motion was carried.

PBFF DRAKES LLC (3101-23-02A) INITIAL MEETING

Kevin Ryan stated he needs to abstain from this project application.

Pat Basset stated the project is 6, 3-story buildings and inside the buildings there are 27 apartments as well as 10 interior heated garages. He stated the buildings are elevator buildings and approximately 35,000 sq ft each of leasable area not counting the garages. He stated the buildings have security. He stated they have surveillance cameras and electronics that do not allow you in the building unless you have a fob. He stated there is a tablet in the foyer where you can dial the room/apartment number you are looking for and they can call back on their tablet inside their apartment and let you in. He stated they are heavy on protection and he brings it to the Board's attention because it has been a huge sales feature and comfort zone. He stated that is why a lot of their tenants stay with them for years and they are proud of that. He stated the project is sitting on 22.1 acres and only using about 52% of the land because they are bordering some wetlands. He stated they went through the process to address run off and it is going into controlled areas to the north and west. He stated the Radisson community is a phenomenal area and it is not like anything he has seen in upstate New York. He stated it is a wonderful community where there are single family homes, apartments, townhomes and golf course community. He stated most of the Radisson amenities are for the Radisson population or homeowners only. He stated there is an association that takes care of all the facilities inside the Radisson community and they pay for that service which is fairly expensive. He stated the apartments are upscale, beautiful, cosmetically stunning. He stated landscaping will be stunning and they are very excited about it. He stated the existing complex has been full and they have had a waiting list for the last 5 years. He stated they are anxious to get this up and running

because they know they have more of the need down the road with the Micron plant. He stated the community could use more apartments right now to service those looking for apartments in that area.

Patrick Hogan stated we realize we are going to need a lot more housing in this area because of Micron. He stated he notices there is also a letter of support from Lysander Town Board adopting resolutions for the Drake's Landing project seeking a PILOT agreement which is great. He asked for reasons why they need the PILOT. Pat Bassett stated it boils down to anything post Covid in the construction business is completely messed up. He stated nothing has been right ever since the Covid shutdown. He stated prices are really stupid and up until last year they couldn't move forward with a project because of where their lumber was. He stated some of those things have come down to the point where it is now somewhat buildable but the biggest issue right now is the market rents. He stated the banks right now are looking very closely at what they are going to try and get for rents. He stated they have to be in a position to take a little hit in order to get financing for it. He stated banks don't want to lend into a problem and if they think you are going to need to get crazy rents, even though some are getting it, they will never give you the financing. He stated they don't want to lend into that type of a problem.

Patrick Hogan asked what the average rents is. Pat Bassett stated they are looking at \$1,250 and \$1,400 a month.

Patrick Hogan stated he lives in Tipperary Hill area and that is the about the rent in that neighborhood. He stated he understands the cost is severe and the critical need for housing in Central New York with what is coming down the pike. He stated this is essentially workforce housing. Pat Basset stated he doesn't like to use that description but they have workers in the existing complex who work in the community. He stated the necessity to making sure these rents are palatable are important.

Robert Petrovich stated this project has been brought forward and are interested in advancing this for a consideration of benefits. He stated one of the important facets of this is we want to make sure it is consistent with the overall County development plan and also dove tails with localities of development plans and future planning needs. He stated one of the things that happened here is there has been iterative process of review and consultation with our planning department so we can support these kinds of projects in conformance with the overall plan which is very important

to the County Executive's overall objectives for increasing housing in Onondaga County. He stated based on those considerations and the additional enhancements they have made in terms of connectivity/walkability within the property itself but also the trail systems. He stated they have done additional design work and construction to facilitate that. He stated the feeling is that supporting a PILOT makes sense.

Susan Stanczyk stated as a resident of that area there is a definite need for this and the location itself is a good location. She stated she is familiar with the other facilities they have built and they are solid, clean and well maintained. She stated it will always be maintained, look good, people want to live there and they are safe. She stated she thinks it is a good addition to the area.

Janice Herzog asked if the resolution includes the PILOT. Robert Petrovich stated the real property taxes is the PILOT.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for PBFF Drakes LLC project. Motion was carried.

ENGINEERING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated bringing this forward for the Board's approval in support of White Pine and the work we are contemplating doing with respect to enhancing site readiness by removing the existing structures that exist along Burnet Road. He stated in order to do that we need to be able to assess the level of asbestos containing material, remove that material and prepare a design and bidding spec that will be run through County Planning to ultimately engage with a contractor to do the actual demolition. He stated these services accounting \$193,600 is to advance that design, field work, bid spec preparation and laboratory analysis for collection of asbestos samples to confirm an amount and location of asbestos within each structure. He stated there are about 40 structures on the road.

Jeff Davis stated it is a Type 2 action under SEQR. He stated from an environmental standpoint the resolution includes the provisions of a typical Type 2 action.

Patrick Hogan asked how it worked out with the volunteer fire department. Robert Petrovich stated it worked out great and provided a number of public safety agencies access to these

facilities over the last few months to do training. He stated those activities have been suspended. He stated we did try to contemplate doing some controlled burns for training purposes but unfortunately the required permitting and development of safety protocol specs became too onerous for them to want to consider that as well as the cost.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a contract with Barton & Loguidice, D.P.C. in an amount of \$193,600 for engineering services and support in connections with White Pine Commerce Park. Motion was carried.

YMCA OF GREATER SYRACUSE, INC. PROJECT (3101-02-08A) MODIFICATION MEETING)

Robert Petrovich stated this is a housekeeping activity as it relates to a transition from LIBOR which is the London Interbank Offered Rate to SOFR which is a Secured Overnight Financing Rate which is now used in the US to benchmark the financing rates on borrowings. He stated in order to be in compliance with that, LIBOR no longer being used, they want to amend the documents for the use of SOFR. He stated it has no financial effect or changes anything except that aspect of the project.

Patrick Hogan stated we have had a similar situation at a prior meeting. Jeff Davis stated this is the third one.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution approving certain Bond modifications for the YMCA of Greater Syracuse, Inc. Project. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:56 am. Motion was carried.

Nancy Lowery, Secretary



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

April 30, 2023

Revenue / Expense / Income	Current Period	Current YTD	2023 Budget Amount	Current YTD Change to Budget
Operating/Non-Op Revenue	120,501	1,605,695	1,472,880	132,815
Administrative Expense	47,291	196,217	816,000	(619,783)
Operating/Program Expense	52,417	327,682	656,880	(329,198)
Net Ordinary Income	20,793	1,081,797	-	1,081,797

Current Assets	Current YTD	Prior YTD
Total Cash	4,621,593	3,119,651
Less Pass Through Received	-	-
Available Cash	4,621,593	3,119,651
Receivables	821,310	5,000
Grant Reimbursements	-	-
Total	5,442,903	3,124,651

Receivables	
0-120 days	821,310
> 120 days	
Total	821,310

Onondaga County Industrial Development Agency

Profit and Loss

April 2023

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	111,111.11
2410 Lease Income	3,672.90
Total 500 Operating Revenue	114,784.01
501 Non-Operating Revenue	
2401 Interest Income	2,997.37
501.2 Other Non-Operating Revenue	19.53
Total 501 Non-Operating Revenue	3,016.90
527 Nat Grid Matching Grant	2,700.00
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	13,682.35
529 PILOT Income	30,256.46
Total 534 Pilot & Pass Thru Revenue	43,938.81
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$471,005.38
GROSS PROFIT	\$471,005.38
Expenses	
6400 Operating Expense	
6405 General Accounting	2,548.80
6406 Other Professional Services	
6406.50 Consulting Services	5,000.00
Total 6406 Other Professional Services	5,000.00
6407 Administrative Expense	47,291.03
6408 Meeting Expenses	338.69
6409 Conference Attendance	6,086.19
6410 Office Expense	2,139.74
Total 6400 Operating Expense	63,404.45
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	2,475.00
6480 Roth Legal	120.00
Total 6450 Barclay Damon	2,595.00
Total 6440 Legal Fees	2,595.00

Onondaga County Industrial Development Agency

Profit and Loss

April 2023

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.5 Insurance	33.00
6510.7 WPCP Marketing	33,675.17
Total 6510 White Pine Commerce Park	33,708.17
Total 6500 Agency Program Expenses	33,708.17
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	13,682.35
Total 6605 Pilot & Pass Thru Expenses	13,682.35
Total 6600 Non-Operating Expenses	13,682.35
Total Expenses	\$113,389.97
NET OPERATING INCOME	\$357,615.41
NET INCOME	\$357,615.41

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,735,355.70
200.2 Cash - M & T Money Maker Savings	895,145.10
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,621,592.98
Total Bank Accounts	\$4,621,592.98
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	2,497,048.81
Total 380 Accounts Rec.	2,497,048.81
Total Accounts Receivable	\$2,497,048.81
Total Current Assets	\$7,118,641.79
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
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2023

	TOTAL
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	\$42,102,384.29
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	901,381.57
Total Accounts Payable	\$901,381.57
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	196,216.57
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	327,868.15
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	26,695,730.84
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	1.01
Total 601 PILOT and Pass Thru Payable	1.01
631 Due to Other Governments	
631.1 Towns	
631.15 Salina	-0.81
Total 631.1 Towns	-0.81

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2023

	TOTAL
Total 631 Due to Other Governments	-0.81
Total Other Current Liabilities	\$26,695,731.04
Total Current Liabilities	\$27,597,112.61
Total Liabilities	\$27,597,112.61
Equity	
3900 Equity Unreserved	9,735,808.53
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	2,050,795.52
Total Equity	\$14,505,271.68
TOTAL LIABILITIES AND EQUITY	\$42,102,384.29

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #481
May 11, 2023

GENERAL EXPENSES

1.	<u>CRYSTAL ROCK*</u> Inv#22976721, 4-16-23	\$	23.86
2.	<u>ADVANCE MEDIA NEW YORK</u> Public Hearings and MACNY Ad	\$	1,821.05
3.	<u>BARCLAY DAMON LLP</u> OHB Redev LLC, Inv#5232894	\$	14,928.00
4.	<u>BARCLAY DAMON LLP</u> IDA and Roth Steel Legal	\$	7,743.75
5.	<u>PIRRO FUNERAL CARS, LLC</u> Albany Meeting	\$	1,170.00
6.	<u>FEDEX</u> Inv#'s 8-087-57401, 8-094-80117, 8-109-14491	\$	24.90
TOTAL		\$	25,711.56

*Ratification of Check dated April 26, 2023

Bollinger's Appraisal Services
7137 E Genesee St
Fayetteville, NY 13066
315-637-2904
066-46-6727

INVOICE	05-09-2023 DATE	23-510HH FILE NUMBER	CASE NUMBER
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Client: Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

Item	Total
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APPRaisal FEE FOR SERVICES RENDERED	\$ 500.00
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Burnet & Route 31 Properties
Clay, NY 13041

Total: \$ 500.00

Thank you

**APPRAISAL OF
THE PROPERTY LOCATED AT**

Burnet & Route 31 Properties

Clay, NY 13041

as of

for

Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

by

Bollinger's Appraisal Services

7137 E Genesee St
Payetteville, NY 13066

Bollinger's Appraisal Services
7137 E Genesee St
Fayetteville, NY 13066
315-637-2904

May 9, 2023

Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

Property - Burnet & Route 31 Properties
Borrower - Clay, NY 13041
File No. - 23-510HH
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at Burnet & Route 31 Properties, Clay, NY.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

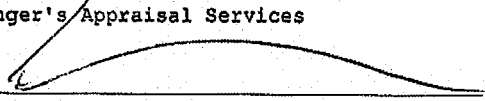
An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of is :

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Bollinger's Appraisal Services



Christopher N. Bollinger
NY Certification #45000013809

ADDITIONAL COMMENTS

Borrower or Owner

Property Address Burnet & Route 31 Properties

City Clay

County

State NY

Zip Code 13041

Lender or Client

Syracuse Habitat for Humanity

RECONCILIATION

The purpose of this report is to value reusable items from properties that are to be torn down to make way for the Micron project. Items that are deemed to be reusable are windows, interior doors, storm doors, exterior doors and sliding glass doors. This value conclusion assumes that the labor to remove the items from the building is provided by others. It further assumes that each individual item is in a reusable condition with all fasteners removed. The following is the list of items and values for each of the 14 buildings.

	Windows	Exterior Doors	Sliding Glass	Interior Doors	Storm Door	Value Estimate
8424 Burnet	12	3	1	6		\$595
8450 Burnet	18	1		6		\$515
8508 Burnet	17	1		6	1	\$532
8526 Burnet	11	3	1	6		\$575
8531 Burnet	9	3		6		\$435
8536 Burnet	14	2		6		\$485
8543 Burnet	17	2	3	6	1	\$682
8449 Burnet	11	2		6		\$425
8617 Burnet	21	1	1	6	1	\$612
8647 Burnet	8	2		6		\$365
8668 Burnet	24	2		6		\$685
8699 Burnet	12	2		6		\$445
8739 Burnet	17	3		6		\$545
5367 Route 31	18			15		\$622

Total Value Estimate \$7,518 (SAY) \$7,500

APPRAISAL SERVICES

BOLLINGER'S

FRONT

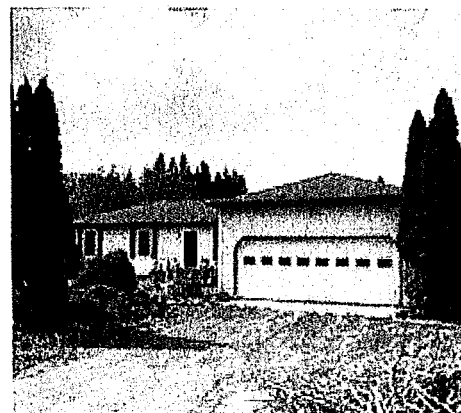


8536 Burnet

BACK



8543 Burnet



8549 Burnet



7137 East Genesee Street • Fayetteville, N.Y. 13066 • (315) 637-2904 • Fax 637-3572

APPRAISAL SERVICES

BOLLINGER'S

FRONT

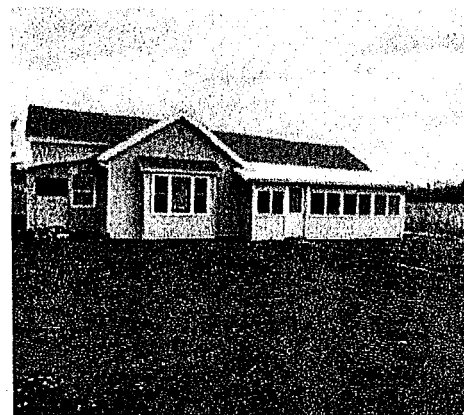


5367 Route 31

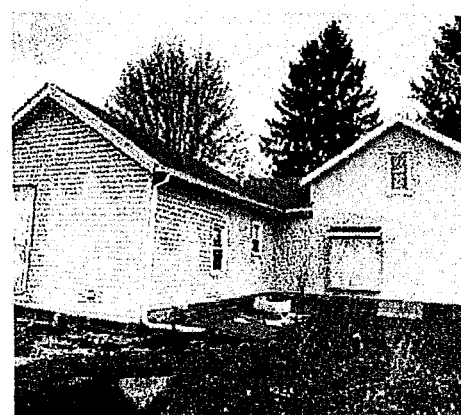
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8424 Burnet



8450 Burnet



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APPRAISAL SERVICES

BOLLINGER'S

FRONT



8508 Burnet

BACK



8526 Burnet



8531 Burnet



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APPRAISAL SERVICES

BOLLINGER'S

FRONT

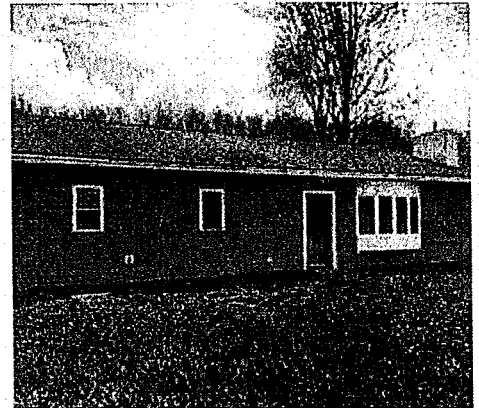
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8617 Burnet



8647 Burnet



8668 Burnet



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APPRAISAL SERVICES

BOLLINGER'S

FRONT



8699 Burnet

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Onondaga County Industrial Development Agency



Project Summary Draft

5/10/2023

1. Project	Clinton's Ditch Co-Operative Company Inc.	2. Project Number	3101-23-05A
3. Location	Cicero	4. School District	North Syracuse School District
5. Tax Parcel(s)	090.-01-32.0,090.-01-33.0,090.-01-30.0,090.-01-31.0,090.-01-29.0	6. Project Type	Commercial

7.Total Project Cost	\$	31,418,264	8. Total Jobs	296
Land	\$	-	8A. Job Retention	281
Site Work	\$	7,047,882	8B: Job Creation	15
Building	\$	16,257,572	(Next 3 Years)	
Furniture & Fixtures	\$	2,828,454		
Equipment	\$	739,223		
Engineering/Architecture Fees	\$	1,852,786		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	2,692,346		
Management/Developer Fees	\$	-		

Community Investment /Abatement Clinton's Ditch Co-Operative Comp

Project Description

	Fiscal Impact (\$)
Abatement Summary	\$2,364,095
Sales Tax Abatement	\$950,000
Mortgage Tax Abatement	\$150,000
Property Tax Relief (PILOT)	\$1,264,095
Community Investment	\$209,120,616
PILOT Payments 12 yrs	\$3,613,118
Project Wages Estimate (12 yrs)	\$200,204,499
Construction Benefit Estimate	\$4,353,000
Employee Benefits Estimate (12 years)	\$0
Total Project Cost	\$950,000

Clinton's Ditch Co-operative Company, Inc. is proposing to expand their current facility in the Town of Cicero by adding an approximately 20,000 square foot truck repair facility, an approximately 120,000 square foot building addition and other ancillary interior and exterior amenities and sitework.

Investment:Abatement Ratio **88.46** **:1**

Clinton's Ditch Co-Operative Company Inc.

DRAFT
for 12 years

OCIDA estimate of current market value					\$	6,819,443
Projected investment					\$	16,257,572
OCIDA estimate of increase in value					\$	5,127,270
OCIDA estimated value after project is completed					\$	11,946,713
Taxes that would have been collected if the project did not occur					\$	2,784,019
Scheduled PILOT payments					\$	3,613,118

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
0	current	\$ 25,121.04	\$ 25,720.54	\$ 119,534.90			
1	100%	\$ 30,605.79	\$ 31,336.19	\$ 145,633.33	\$ 207,575.30	\$ 363,642.99	\$ 156,067.69
2	100%	\$ 31,217.90	\$ 31,962.91	\$ 148,545.99	\$ 211,726.81	\$ 370,915.85	\$ 159,189.04
3	100%	\$ 31,842.26	\$ 32,602.17	\$ 151,516.91	\$ 215,961.34	\$ 378,334.16	\$ 162,372.82
4	90%	\$ 34,921.08	\$ 35,754.47	\$ 166,167.05	\$ 236,842.60	\$ 385,900.85	\$ 149,058.25
5	80%	\$ 38,110.32	\$ 39,019.82	\$ 181,342.58	\$ 258,472.72	\$ 393,618.86	\$ 135,146.15
6	70%	\$ 41,413.16	\$ 42,401.48	\$ 197,058.67	\$ 280,873.31	\$ 401,491.24	\$ 120,617.94
7	60%	\$ 44,832.86	\$ 45,902.79	\$ 213,330.87	\$ 304,066.53	\$ 409,521.07	\$ 105,454.54
8	50%	\$ 48,372.79	\$ 49,527.20	\$ 230,175.13	\$ 328,075.13	\$ 417,711.49	\$ 89,636.36
9	40%	\$ 52,036.39	\$ 53,278.23	\$ 247,607.83	\$ 352,922.45	\$ 426,065.72	\$ 73,143.27
10	30%	\$ 55,827.18	\$ 57,159.49	\$ 265,645.77	\$ 378,632.43	\$ 434,587.03	\$ 55,954.60
11	20%	\$ 59,748.78	\$ 61,174.68	\$ 284,306.18	\$ 405,229.64	\$ 443,278.77	\$ 38,049.13
12	10%	\$ 63,804.92	\$ 65,327.62	\$ 303,606.75	\$ 432,739.29	\$ 452,144.35	\$ 19,405.06
TOTAL		\$ 532,733.42	\$ 545,447.05	\$ 2,534,937.07	\$ 3,613,117.54	\$ 4,877,212.37	\$ 1,264,094.83

Year						
	2023	2024	2025	2026	2027	2028
Jobs						
Current/Actuals	281	281	281	281	281	281
Creation Goals		0	0	2	6	7
Total Employment Goals	281	281	281	283	289	296

Project Tax Billing and Payment Schedule

1. Applicant will received a 2024 Town and County Tax bill in Januay 2024
2. Applicant will receive a 2023-24 School Bill in September 2023
3. Applicant will not receive a Town and County Tax bill in 2025
4. Applicant will not receive a 2024-25 School tax bill
5. Applicant will receive an OCIDA PILOT Bill Year 1 in January 2025

Please contact OCIDA staff with any questions.

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ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

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

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

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
335 Montgomery Street, 2nd Floor
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: 4/28/23

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

Applicant/Project Operator: Click here to enter text.Clinton's Ditch Co-Operative Company, Inc.

Applicant/ Project Operator Address: 8478 Pardee Road, Cicero, NY 13039

Phone: 315-699-2695 Fax: 315-699-4215

Website: www.clintonsditch.com E-mail:

Federal ID#: 16-0926423 NAICS: 312111

State and Year of Incorporation/Organization: NY - 1967

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: 1967

State in which Organization is established: NY

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: 8478 Pardee Road

Legal Address (if different): _____

City: Cicero

Village/Town: Town of Cicero

Zip Code: 13039

School District: North Syracuse

Tax Map Parcel ID(s): 090.-01-32.0, 090.-01-33.0, 090.-01-30.0, 090.-01-31.0, 090.-01-29.0

Full Market Value: _____

Footage of Existing Building: _____

Census Tract: 103.22

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.

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

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

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

☐ Yes ☐ No

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

J) Local Approvals (Site Plan and Environmental Review)

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

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

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 \$ 31,418,263.75

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

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

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. Sue Stanczyk, Director
4. Kevin Ryan, Director
5. Fanny Villarreal, Director
6. Cydney Johnson
7. Elizabeth Dreyfuss

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Svetlana Dyer, Assistant Secretary
5. Karen Doster, Recording Secretary
6. Alex Rodriguez, 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: _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

_____, being first duly sworn, deposes and says:

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this _____ day of __, 20____.

(Notary Public)

End of Application

Section II.

C) Project Narrative

The business growth at Clinton's Ditch is currently maximized and constrained by our existing building space. To accommodate increasing demand, our only option is to continue to expand our operations. If we remain at our current capacity, we face a risk of business relocating to an associated facility in Massachusetts, displacing our 250+ local workers and leaving a hole in the Central NY economy. For such a large expansion to happen in a short timeframe, Clinton's Ditch would require funding assistance from OCIDA. A phased approach is not viable, an efficient and full expansion is contingent upon all components being completed together in a sequence that allows current operations to continue. OCIDA funds are critical to our ability to complete this expansion in a timely manner; to do otherwise will continue to constrain space and production ability. This will hinder our ability to grow and hire new employees, as well as increase the rapidly emerging risk of relocation out of Central NY. Financial assistance from OCIDA will allow us to expand strategically, eliminate offsite warehouse space, improve line layout resulting in greater production efficiency, and grow our capacity. Combined, these enhancements will allow us to remain cost competitive in the highly competitive beverage industry. Most importantly, the enhancements will allow us to retain over 250 high paying union jobs while allowing for at least 5 -10% capacity growth resulting in at least 15 new employees.

In essence, this project is critical as it will ultimately increase productivity, improve cost structure, and increase our market share, allowing our Central NY company to survive in an increasingly competitive market.

D) Description of Project

We began our history as an independent bottler of Pepsi Cola with our founding as a New York State Cooperative in 1967 and a ground-breaking in 1968 on the 150th Anniversary of the Erie Canal, hence the name "Clinton's Ditch". The Clinton's Ditch cooperative was founded by the individual investments of eighteen New York State Independent Pepsi-Cola bottlers, with the intent of producing Pepsi in aluminum cans. Over the years the business expanded to include not only filling aluminum cans but filling bottles as well. It has grown from its original 47,000 square feet to approximately 138,000 by adding production and warehouse additions totaling 91,000 square feet in 1970. Since then, the plant has expanded two more times and is currently comprised of 274,000 square feet of manufacturing and warehouse space. Clinton's Ditch as it stands today is a high-volume producer of various types of carbonated soft drinks, seltzer's, energy drinks and purified water.

Our business is structured as a Cooperative where our customers are our owners. We exist for the exclusive purpose of producing for our owners. Inherent in this structure is that all profits, excluding those needed to cover our debt covenants, are returned to our owners each year. We operate and exist separately from our owners – 4 of which are Independent Bottlers and are multi-generational family owned businesses. Our fifth owner is Pepsico, but we are completely independent from them and have no affiliation with the corporation, other than being one of their suppliers. They are not a potential source for funding.

Our facility sits on a 28-acre lot in the Town of Cicero. The location is owned and operated by Clinton's Ditch Co., ensuring we have full control over the site throughout the duration of the project. At our current location, on the North side of our property, we intend to build a new 20,000 square foot truck repair facility to support our fleet of 44 tractors and 180 trailers, replacing our current undersized, inefficient, and obsolete facility. This will include 15,220 square feet of maintenance space, 4,300 square feet of office space.

In preparation for the expansion described above we will need to do two things. First, relocate our current employee parking area from the North side to the South side of the current building. This portion of the project will enhance our employee experience by including a new employee entrance and new interior locker rooms for our employees. Second, we will add a new and separate road loop on the West side of the plant to accommodate the bulk receiving of plant raw materials. This will improve employee safety by physically isolating the receiving of bulk tractor trailers delivering raw materials to our plant operation from our employee population coming to and from work.

Finally, we intend to add approximately 120,000 square foot building addition to our existing plant in order to accommodate the efficient layout of our existing production line equipment and eliminate the need for outside warehouse space currently being sourced offsite. The addition will include a two-story office space, a chemical storage area and a small waste treatment building.

The timing of the phases of the project are:

- Phase 1 & 2 – Employee parking lot, locker room and delivery loop 6/23-11/23
- Phase 3 – Transportation Facility 9/23 – 6/24
- Phase 4 – Facility expansion 6/24 – 10/25

This expansion project will result in a great transformation of the existing Clinton's Ditch property as it resides adjacent to Interstate Route 81. It will result in efficient and cost competitive business operations, growth opportunities, and enhanced workplace safety and employee experience. Successful completion of this expansion will ensure that Clinton's Ditch remains viable for many years to come to the CNY community. We have been an important contributor to the CNY business community for over fifty years, and this expansion will allow for that history to continue while enhancing the overall economic vitality of our community.

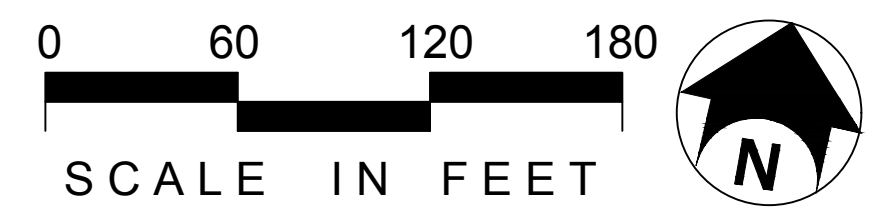
The project site plan is attached with this application.

F) Not applicable

I) Compelling circumstances: Due to our type of incorporation (Cooperative), we are limited in our ability to source this level of funding over such a short period of time. We are up against the impending schedule of the Micron project, and are attempting to secure local contractors quickly and press them for this expedited schedule. Any financial assistance from the County and the State is necessary to make this happen. Clinton's Ditch has been a solid employer for over 50 years and this project will ensure that jobs are created and retained in this area.

J) 5.b. Clinton's Ditch is working with the NYS DEC on a Notice of Violation (NOV) issue where a small portion of a 100-foot wetland buffer was inadvertently encroached upon while creating an area to accommodate trailer parking on the Northeast portion of the property in 2020. The issue was noted when we invited the NYS DEC on site to evaluate our expansion plans in late 2021. Clinton's Ditch has acknowledged the violation, and not contested it. Since then, we have engaged the environmental firm Ambient Environmental to work on our behalf and help us resolve the issue proactively with NYS DEC. That work is currently in progress in conjunction with our expansion plans.

L1.00



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
b. Is the use permitted or allowed by a special or conditional use permit?	□ Yes □ No
c. Is a zoning change requested as part of the proposed action? If Yes,	□ Yes □ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? _____	
b. What police or other public protection forces serve the project site? _____	
c. Which fire protection and emergency medical services serve the project site? _____	
d. What parks serve the project site? _____ _____	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? □ Yes □ No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? □ Yes □ No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? □ Yes □ No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? □ Yes □ No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ 	

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

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

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

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____ _____																
E.2. Natural Resources On or Near Project Site																
a. What is the average depth to bedrock on the project site? _____ feet																
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 40%; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		%		%		%										
	%															
	%															
	%															
d. What is the average depth to the water table on the project site? Average: _____ feet																
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ Well Drained:</td> <td style="width: 20px; text-align: right;">_____</td> <td style="width: 50px; text-align: right;">% of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> </table>	☐ Well Drained:	_____	% of site	☐ Moderately Well Drained:	_____	% of site	☐ Poorly Drained	_____	% of site							
☐ Well Drained:	_____	% of site														
☐ Moderately Well Drained:	_____	% of site														
☐ Poorly Drained	_____	% of site														
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ 0-10%:</td> <td style="width: 20px; text-align: right;">_____</td> <td style="width: 50px; text-align: right;">% of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____</td> <td style="text-align: right;">% of site</td> </tr> </table>	☐ 0-10%:	_____	% of site	☐ 10-15%:	_____	% of site	☐ 15% or greater:	_____	% of site							
☐ 0-10%:	_____	% of site														
☐ 10-15%:	_____	% of site														
☐ 15% or greater:	_____	% of site														
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____																
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10px;">•</td> <td style="width: 100px;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>	•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC)	_____	
•	Streams:	Name _____	Classification _____													
•	Lakes or Ponds:	Name _____	Classification _____													
•	Wetlands:	Name _____	Approximate Size _____													
•	Wetland No. (if regulated by DEC)	_____														
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																
i. Is the project site in a designated Floodway? ☐ Yes ☐ No																
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No																
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No																
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____																

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

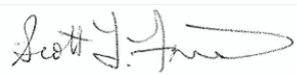
Attach any additional information which may be needed to clarify your project.

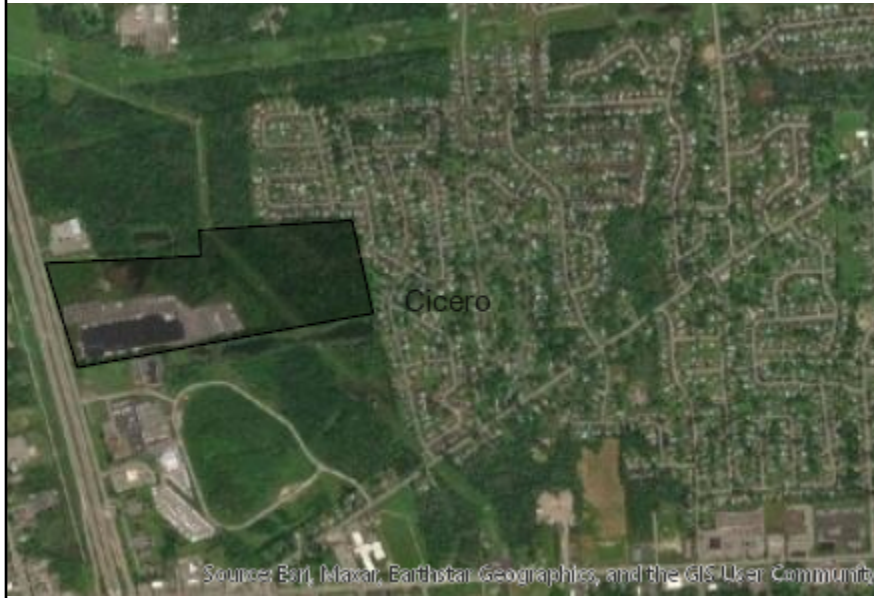
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature  _____ Title _____



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	899-294
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):68.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CIC-5
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
ALLIED AMERICAN ABSTRACT - PATTY

Return To :
JAMES MESSENGER
440 S WARREN ST
STE 703
SYRACUSE, NY 13202

First PARTY 1

CARMENICA DRIVE DEVELOPMENT CO LLC

First PARTY 2

CLINTONS DITCH CO OPERATIVE COMPANY INC

Index Type : Land Records

Instr Number : 2023-00006571

Book : Page :

Orig Instr #: 10850

THIS IS NOT A BILL

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Cicero, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 7378

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$315.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 02/27/2023

At (Recorded Time) : 3:21:22 PM



Doc ID - 049870640004

Lisa Dell, County Clerk



IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

In presence of:

GRANTOR: CARMENICA DRIVE DEVELOPMENT
CO., LLC
a New York limited liability company

By: CLINTON'S DITCH CO-OPERATIVE
COMPANY, INC.
a New York cooperative corporation,
Its sole member

By: 
Michael A. Moehringer, Secretary
Authorized signatory

STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss:

On the 8th day of February in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael A. Moehringer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public in the State of New York

JON ELLE BASKIN-KELLEY
Notary Public in the State of New York
Qualified in Onondaga County 018A4994595
My Commission Expires April 13, 20 26

RECORD AND RETURN TO:
Clinton's Ditch Co-Operative Company, Inc.
8478 Pardee Road,
Cicero, New York 13039
Attn: Michael A. Moehringer

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cicero, County of Onondaga and State of New York, being part of Farm Lot No. 42 in said Town and more particularly described as Lots 2 and 3 of Carmel Runne Section No. 1, according to a 4th Amended Map made by Ianuzi & Romans, P.C. dated August 14, 2007 and filed in the Onondaga County Clerk's Office on May 14, 2008 as Map No. 10850.

FOR REFERENCE PURPOSES:

Property Address: Carmenica Drive, Cicero, NY 13039

Tax Map No.'s: 090.-01-32.0 and 090.-01-33.0



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

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

Onondaga County Industrial Development Agency



Project Summary-DRAFT

5/10/2023

1. Project	Wallace Supply, LLC/ 6808 Crossbow Drive LLC	2. Project Number	3101-23-04A
3. Location	Dewitt	4. School District	East- Syracuse Minoa School District
5. Tax Parcel(s)	018.-01-05.2, 018.-01-03.1	6. Project Type	Industrial

7.Total Project Cost	\$	4,330,338	8. Total Jobs	14
Land	\$	207,000	8A. Job Retention	6
Site Work	\$	650,000	8B: Job Creation	8
Building	\$	2,650,000	(Next 5 Years)	
Furniture & Fixtures	\$	75,000		
Equipment	\$	100,000		
Engineering/Architecture Fees	\$	100,000		
Financial Charges	\$	193,338		
Legal Fees	\$	30,000		
Other	\$	125,000		
Management/Developer Fees	\$	200,000		

Community Investment /Abatement Wallace Supply, LLC/ 6808 Crossbow Drive

Project Description

	Fiscal Impact (\$)
Abatement Summary	\$367,989
Sales Tax Abatement	\$182,000
Mortgage Tax Abatement	\$24,000
Property Tax Relief (PILOT)	\$161,989
Community Investment	\$19,894,426
PILOT Payments 10 yrs	\$216,959
Project Wages Estimate (10 yrs)	\$11,538,254
Construction Benefit Estimate	\$3,808,875
Employee Benefits Estimate (10 years)	\$0
Total Project Cost	\$4,330,338

JWP Commercial is a local real estate brokerage, development, management, and consulting firm. They are developing a facility for Johnstone Supply- The Wallace Group who has been providing Central NY, Western NY and Southern Tier contractors with HVAC products. Johnstone Supply- The Wallace Group will occupy the building under a 10-year lease in the town of Dewitt that will allow them to expand their facility and bring additional employment.

Investment:Abatement Ratio **54.06** **:1**

Wallace Supply, LLC/ 6808 Crossbow Drive LLC

DRAFT
for 10 years

OCIDA estimate of current market value					\$	207,000
Projected investment					\$	2,650,000
OCIDA estimate of increase in value					\$	833,174
OCIDA estimated value after project is completed					\$	1,040,174
Taxes that would have been collected if the project did not occur					\$	75,412
Scheduled PILOT payments					\$	216,959

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 929	\$ 1,061	\$ 4,897	\$ 6,887.16	\$ 34,608	\$ 27,721
2	90%	\$ 1,328	\$ 1,518	\$ 7,006	\$ 9,852.43	\$ 35,300	\$ 25,448
3	80%	\$ 1,744	\$ 1,993	\$ 9,197	\$ 12,933.54	\$ 36,006	\$ 23,073
4	70%	\$ 2,175	\$ 2,487	\$ 11,472	\$ 16,133.97	\$ 36,726	\$ 20,592
5	60%	\$ 2,623	\$ 2,999	\$ 13,835	\$ 19,457.23	\$ 37,461	\$ 18,004
6	50%	\$ 3,088	\$ 3,530	\$ 16,288	\$ 22,906.98	\$ 38,210	\$ 15,303
7	40%	\$ 3,571	\$ 4,082	\$ 18,834	\$ 26,486.93	\$ 38,974	\$ 12,487
8	30%	\$ 4,072	\$ 4,655	\$ 21,475	\$ 30,200.92	\$ 39,754	\$ 9,553
9	20%	\$ 4,591	\$ 5,248	\$ 24,214	\$ 34,052.87	\$ 40,549	\$ 6,496
10	10%	\$ 5,129	\$ 5,864	\$ 27,054	\$ 38,046.81	\$ 41,360	\$ 3,313
TOTAL		\$ 29,250	\$ 33,438	\$ 154,271	\$ 216,959	\$ 378,947	\$ 161,989

Year				
	0	1	2	3
Jobs				
Current/Actuals				
Creation Goals		2	5	1
Total Employment Goals	0	2	7	8

Project Tax Billing and Payment Schedule

1. Applicant will received a 2024 Town and County Tax bill in Januay 2024
2. Applicant will receive a 2023-24 School Bill in Sepetmber 2023
3. Applicant will not receive a Town and County Tax bill in 2025
4. Applicant will not receive a 2024-25 School tax bill
5. Applicant will receive an OCIDA PILOT Bill Year 1 in January 2025

Please contact OCIDA staff with any questions.

Property of the Onondaga County Industrial Development Agency, All Rights Reserved

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

335 Montgomery Street, 2nd Floor

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.

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

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

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

☐ Yes ☐ No

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

J) Local Approvals (Site Plan and Environmental Review)

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

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

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

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

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. Alexis Rodriguez, 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: _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

_____, being first duly sworn, deposes and says:

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this _____ day of __, 20____.

(Notary Public)

End of Application

Section II:

C) Project Narrative:

The development of this site has been complicated by the importance of keeping the building away from high voltage power lines and the need to acquire additional land from the Town of Dewitt to establish the necessary setbacks for the property. Crossbow Drive currently has a 90 degree turn at the elbow of the property and the Town of Dewitt Planning Board determined this would require the front yard setback to extend around the elbow of the site. This front yard setback determination impacts site configuration. The development team worked with the Town to acquire this 0.16 acre parcel owned by the Town, which was outside of the Crossbow Drive road right of way to help mitigate the effects of the double front yard setback. The additional land required Town Board approval and additional costs for surveying, appraisal, planning, and land acquisition. Additionally, the Town required the developer to extend the public road on Crossbow Drive including construction of a truck / snowplow turnaround. These costs have added to the already increasing project costs such as rising interest rates, rising construction costs, and significantly higher thresholds for stormwater management.

The development team has emphasized higher quality construction materials than many existing and new warehouse buildings in the marketplace. One specific example of this is the difference between using insulated metal panels for the exterior envelope rather than standard metal clad with fiberglass insulated walls and exposed fasteners. We are excited about moving forward with a higher quality building and would ask the OCIDA board to recognize the significant cost increase to completed the enhanced shell. The cost of using insulated metal panel construction has increased the overall cost of the 6808 Crossbow Drive by approximately \$450,000.

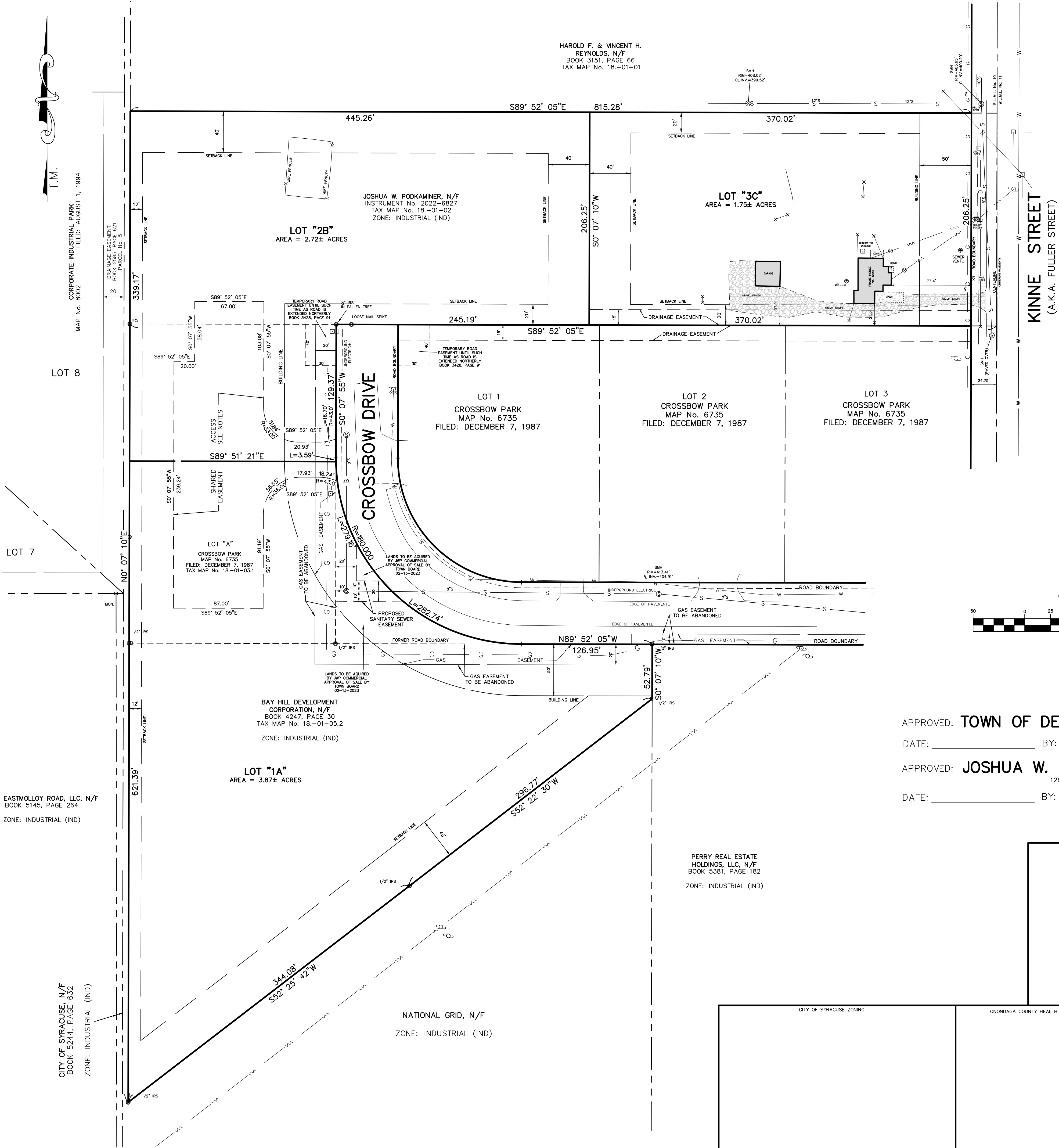
On an engineering level, The Town of Dewitt has a stormwater ordinance that includes the Ley Creek Watershed. Due to issues and concerns relative to Ley Creek flooding, downstream of the subject site, the Town of Dewitt requires additional stormwater controls. Examples include additional site water retention and stormwater treatment, and permeable pavement. These requirements reduce the useable area of the development site and reduce the economies of scale that can be achieved through larger building coverage due to the need to treat more water runoff than a typical site in Onondaga County. Subject site is also in the Onondaga Lake Watershed, which is a Total Maximum Daily Load (TMDL) regulated watershed adding another layer planning, and site construction, that increases the amount of treatment and retention required.

D) Description of Project:

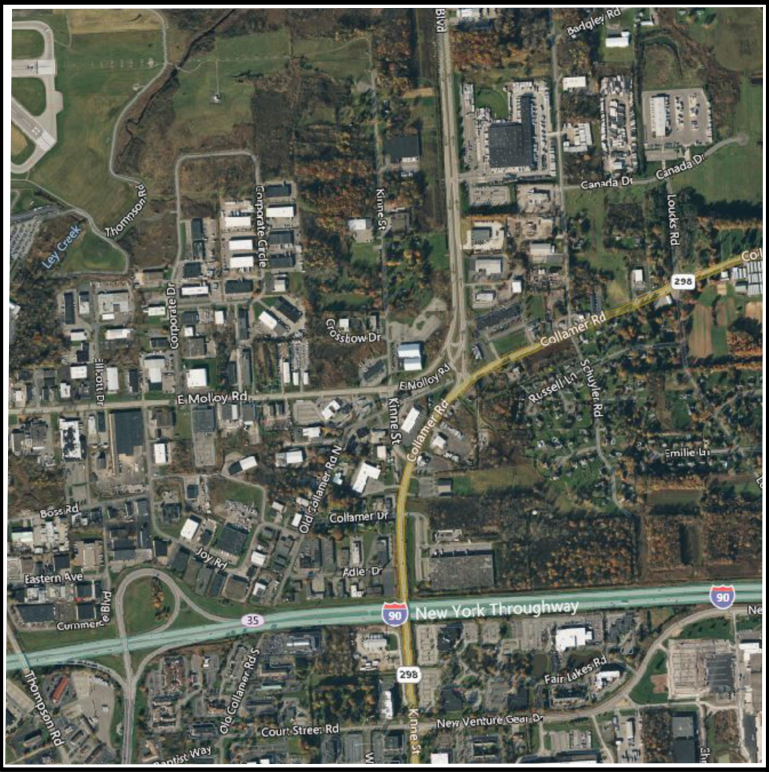
- i) JWP Commercial is a local real estate brokerage, development, management, and consulting firm with office on Clinton Square in the City of Syracuse. The project site is being developed for Wallace Supply, LLC (dba Johnstone Supply) to occupy the building under a 10-year lease.
- ii) 30,000 SF building that is approximately 2,500 square feet of office / showroom space and 27,500 square feet distribution warehouse. This is for the development of Building A within the proposed Crossbow Industrial Park.
- iii) Lot Size: 3.87 acres. This includes all of the existing 6808 Crossbow Drive, 57.39 % of 6822 Crossbow Drive, and 0.16 acres being acquired from the Town of Dewitt.
- iv) A JWP Commercial related entity has a contract to purchase the property from the estate of Jack Tobin (JK Tobin Construction).
- v) Intentionally Blank

- vi) Contract will be assigned to 6808 Crossbow Drive, LLC upon receipt of all necessary approvals including OCIDA projects incentives and an agreement for project financing.

H) Johnstone Supply currently leases space on Canal Street in the City of Syracuse. This facility does not have the land or structure to accommodate Johnstone's facility requirements. Johnstone has repeatedly searched the market, including the City of Syracuse, for a new facility and City of Syracuse does not have facility options to meet the requirement.



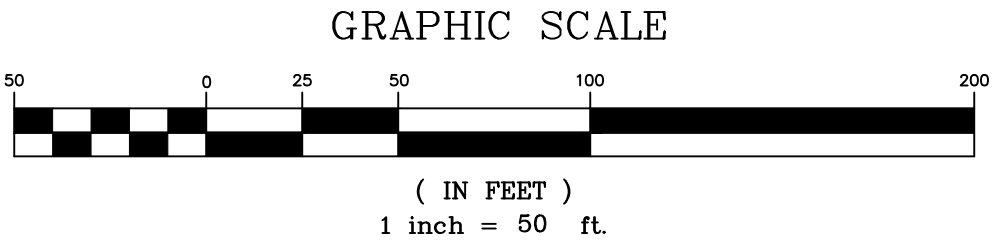
INDUSTRIAL DISTRICT; IND	
LOT AND BUILDING REQUIREMENTS	
Minimum Lot Area:	N/A
Minimum Lot Width:	N/A
Maximum Building Height:	30 ft.
Minimum Yard:	
Front:	50 ft.
Each Side:	12ft. – 32ft.
Rear:	40 ft.
Maximum Lot Coverage:	80%
Maximum Building Coverage:	50%
Minimum Lot Width:	N/A



LOCATION PLAN
Scale: 1" = 2000'

LEGEND:

- ☆ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- MON. IND. indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- 12" CMP — indicates storm culvert
- 6" G — indicates gas main, gas valve & gas line marker
- 8" W — indicates water main, water valve & hydrant
- 18" S — indicates storm sewer, catch basin & manhole
- 8" S — indicates sanitary sewer, sewer vent & manhole
- TEL — indicates underground telephone line, manhole & box
- UE — indicates underground electric line & manhole
- CATV — indicates underground television cable & box
- ⊙ indicates 6" diameter monitoring well (typical)
- ⊙ indicates grease trap manhole
- ⊙ indicates manhole
- indicates boundary line
- - - indicates adjacent parcel line
- - - indicates old/original parcel line
- - - indicates easement line
- - - indicates centerline road

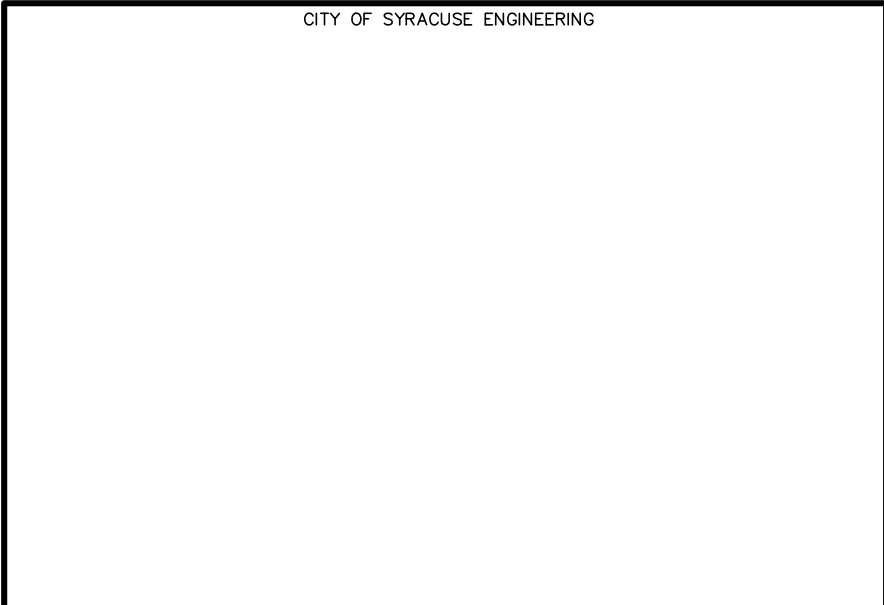


APPROVED: TOWN OF DEWITT PLANNING BOARD

DATE: _____ BY: _____ Chairman

APPROVED: JOSHUA W. PODKAMINER
126 NORTH SALINA STRETT, SYRACUSE, NY 13202

DATE: _____ BY: _____ Owner & Developer



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

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and
up to date abstract of title will show.
Unauthorized alteration or addition to a survey map
bearing a licensed land surveyor's seal is a violation
of section 7209, sub-division 2, of the New York State
Education Law.

REVISIONS	FINAL PLAN		
DECEMBER 13, 2022	CROSSBOW PARK AMENDED PART OF LOT No. 10 TOWN OF DEWITT ONONDAGA COUNTY, NEW YORK		
MARCH 20, 2023			
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251	DATE: DECEMBER 1, 2022 SCALE: 1" = 50' FILE NO.: 3410.003	SHEET NO. F.B. NO. 1061