ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
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Regular Meeting Agenda DRAFT
August 10, 2021

8:00AM Call to Order Finance Committee Meeting
8:05AM Call to Order the Governance Committee Meeting
8:10 AM Call to Order the Regular Meeting of the Agency

A. Approval of Minutes: July 13, July 16, and July 27, 2021
B. Treasurer's Report
C. Payment of Bills
D. Conflict of Interest

Action Items

1. **Taft Solar LLC (3101-21-09B) Modify**
Taft Road Solar LLC is proposing to construct a 3.7 megawatt solar project in the Town of Manlius. The applicant is requesting approval of a change in ownership of the project and reaffirmation of approval of exemptions from certain sales and use taxes, real property taxes, and real estate transfer taxes.

Agency Action Requested:
a. A resolution of the Board amended and restating a resolution approving a project, authorizing a change in the ownership structure of the project and authorizing execution of documents in connection with a lease/leaseback transaction.

Representative: Jeffrey W. Davis, OCIDA Legal Counsel, Barclay Damon

2. **Dunn Tire LLC & Stewart Hancock Partners, LLC (3101-21-12A) Initial Meeting**
Dunn Tire LLC and Stewart Hancock Partners LLC is proposing to build a 62,500 SF facility in the Town of Cicero. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording tax.

Agency Action Requested:
a. A resolution of the Board authorizing a public hearing.

Representative: Joseph Cattalani, Managing Member, Stewart Hancock Partner, LLC and David P. Simon, President, Dunn Tire, LLC

3. **New York Susquehanna & Western Railway Easement**
   Grant the Right of Way and Utility Easement between OCIDA, New York Susquehanna & Western Railway Easement and the City of Syracuse.

   Agency Action Requested:
   a. A resolution of the Board authorizing execution of an easement agreement

   Representative: Robert Petrovich, Executive Director, OCIDA

4. **Acceptance of Onondaga County Funding**
   Agency Action Requested:
   a. A resolution of the Board authorizing the Executive Director to negotiate with the advice of Counsel and enter into a contract with Onondaga County in connection with assisting economic development efforts of OCIDA.

   Representative: Robert Petrovich, Executive Director, OCIDA

5. **Records Retention and Management**
   Agency Action Requested:
   a. A resolution of the Board adopting a new records retention and disposition schedule.

   Representative: Nancy Lowery, Secretary, OCIDA

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Regular Meeting Minutes
July 13, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, July 13, 2021 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:03 am with the following:

PRESENT:
Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Fanny Villarreal

ABSENT:
Kevin Ryan

ALSO PRESENT:
Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Len Rauch, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Daniel Bonsangue, Office of Economic Development
Jeff Davis, Barclay Damon Law Firm
Jim Gosier, Byrne Dairy
Thomas Chartrand, Byrne Dairy
Dan Wood, Byrne Dairy

APPROVAL OF REGULAR MEETING MINUTES – JUNE 8, 2021

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of June 8, 2021 meetings. Motion was carried.

TREASURER’S REPORT

Nate Stevens gave a brief review of the Treasurer’s Report for the month of June 2021.

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #458.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #458 for $158,206.37, PILOT payments to the City of Syracuse for $39,316.64, Onondaga County for $49,818.26 and Syracuse Central School District for $72,271.90. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

ULTRA DAIRY EXPANSION – WASTEWATER TREATMENT PLANT INITIAL MEETING.

Jim Gosier stated Ultra Dairy has been before the Board three of the past four years expanding their facility. He stated before the Board today is part one of a two part expansion and this is the smaller part. He stated they are starting to see the beginning of the end of the expansions of Ultra Dairy simply because they are running out of space. He stated they have before the Town of DeWitt a master plan for the final build out stages. He stated this is the first step in the final build out stage. He stated with the help of Onondaga County they are expanding their ability to treat waste water generated as part of their process. He stated in partnership with the County they are installing a large force main sewer near the facility that will relieve the pressure on the existing system in the Town of DeWitt and provide them the opportunity to grow along with the other businesses in that area. He stated this first step, called Phase 2A, is the construction of a state of the art waste water treatment facility that will treat all of the wastewater generated from the plant and then flow into a new sewer being installed by the County. He stated it will then be transferred to the Metro Wastewater Treatment Facility. He stated they are at their functional capacity now for the treatment of wastewater and cannot continue to expand the facility without expanding their wastewater treatment system. He stated once this wastewater treatment facility is complete they will be in a position to expand processing and filling in the plant itself which will be a lot of money and a larger number of jobs. He stated when you look at this and the size of the expansions that Ultra Dairy has done to this point, $6.4 million isn't the biggest project they have done and the same with the job creation. He stated this is just setting up the next and final phases of the Ultra expansion.

Victor Ianno asked if this is just a utility project and Ultra Dairy is not going to make any money. Jim Gosier stated it is more of a cost center than a profit center but again this is setting the stage for the final big expansions of the facility.

Victor Ianno asked how far off that will be. Jim Gosier stated this project will take about 6-8 months once they get started and following behind that is what they call Phase 2B which is a 42,000 square foot expansion of the existing facility. He stated it will be in the next 2-3 years.

Victor Ianno asked if Ultra Dairy will ultimately build out at the facility. Jim Gosier stated before the Board is Phase 2A. He stated Phase 2B is an additional 42,000 square feet of space. He stated Phase 3B is another 39,000 square feet then they are done. He stated they are pleased with the progress they have made so far and their ability to produce. He stated the next 3 steps will maximize the facility not just in space but in the amount of production they can do there.

Steve Morgan asked what products are produced at that plant. Jim Gosier stated the facility was initially built as an extended shelf life facility and what that means is that the processing of dairy products is done at a higher temperature so it has a longer shelf life. He stated when they initially started in 2003-2004 they made a lot of half and half but it had a shelf life of 77 days as opposed to fresh line is 28 to 45 days. He stated they entered into nondairy production particularly the equivalent of coffee creamers. He stated just recently the project that was before the Board was for aseptic expansion which is now up and running. He stated aseptic process is done at an even higher temperature in a totally sterile environment. He stated the product that comes out is shelf stable meaning it doesn't have to be refrigerated and is good for 13 months. He stated with Dan Wood's help and leadership Ultra Dairy has been in that for about 3 months with wonderful results. He stated literally that product can be shipped around the world because it does not have to be refrigerated.

Patrick Hogan asked where the products are shipped. Jim Gosier stated they have a very large customer that distributes the aseptic products all over the country. He stated the primary end user at the moment is the Houston City School District.

Steve Morgan asked if they are contract manufacturing for other business. Jim Gosier stated that is about 85% of their business.

Janice Herzog asked if the extended shelf life products are in our stores. Jim Gosier stated no. He stated those primarily up to this point have been under a private label and somebody else's name is on the package. He stated they will be introducing in the next 3-4 weeks a Byrne label of the aseptic product and if it gets picked up by a Wegmans or a Tops remains to be seen.

Janice Herzog asked if they ship out of the country. Jim Gosier stated currently no and the farthest they go is Puerto Rico. He stated they ship a lot of product to Puerto Rico and have been for a number of years. He stated the aseptic takes them to a whole different level because if you think about the extended shelf life product it still has to be refrigerated. He stated going to Puerto Rico or the Caribbean it has to be on a refrigerated container ship whereas the aseptic product gets loaded onto intermodal containers and off it goes.

Fanny Villarreal asked how many jobs have been created so far. Jim Gosier stated they have a total of 215 people at one Ultra facility. He stated they have about 525 system wide. He stated when he says 215 work at the facility, those folks actually work in the plant. He stated they also have folks that work in the warehouse that support the plant, drivers and farmers that support the drivers. He stated this project will create another 10 full time employees.

Susan Stanczyk asked if the 10 jobs are highly technical and related to the wastewater plant. Jim Gosier stated some are more technical than others and they have dedicated waste water technicians. He stated milk or cream are delivered to the plant in big tanker trucks and the trucks have to be washed before they leave. He stated it isn't like a delta sonic where they just drive thru because the cleaning is on the interior of the tank. He stated the truck pulls in, unloads its milks and currently it sits there then a spray ball system drops down into the tank and washes them. He stated it takes about 45 minutes to wash the tank. He stated they have three side by side tanker bays where they can unload three at a time but creates a traffic jam while tankers are sitting there to be washed. He stated part of the wastewater treatment project has a tanker wash bay adjacent to it. He stated the trucks will come in, unload, leave the receiving bay and go around to the car wash. He stated they will be washed in a separate facility so they can free up the receiving bay to have milk delivered. He stated the long answer to the short question is the operators of the tanker wash is a lesser technical skilled job but the jobs they anticipate are everything from engineers down to the tanker wash folks.

Patrick Hogan stated he would like Nate Stevens to discuss the PILOT as Ultra has been before the Board regularly which is great because they are expanding and need our help and that is what we are in business for. Nate Stevens stated our numbers show a total investment of almost $75 million since 2003 just at the Ultra site that has come before this Board. Jim Gosier stated that is about 40% of the total investment they have had. He stated they are at about $200 million of investment.

Nate Stevens stated he wants to note that the sentence on the bottom saying "the PILOT schedule replaces all previous PILOT Schedules regarding this project site" means that any previous PILOT schedules, specifically the one approved last year by this Board in 2020, will go away and will be replaced by the schedule in the board packet. He stated if you were to compare the PILOT schedule from last year and the PILOT schedule from this year, you will see this one's total PILOT payments over the exact same length of time is roughly $200,000 higher, reflecting the increased value of this wastewater treatment plant.

Patrick Hogan asked if in essence we folded one PILOT agreement into another one. Nate Stevens stated yes.

Steve Morgan stated it says 20 jobs in 2022 and 5 jobs in 2023 versus what we talked about early of having 10 new jobs. Nate Stevens stated their expansion last year is still running so he folded it in.

Steve Morgan stated it was talked about that this is leading to a larger project and asked what the estimated time is for the larger expansion project to be for job creation. Dan Wood stated about 140 total. He stated in essence they are doubling the size of the plant.

Steve Morgan asked if the plant runs 24/7. Dan Wood stated yes.

Jeff Davis stated he assumes the plan is before the Town of DeWitt now and asked if they are looking at just the wastewater treatment plant or the multiple phases discussed today. He stated he asks this specifically in regards to the SEQR review they are doing. Jim Gosier stated they asked the Town of DeWitt to consider both, Phase 2A and 2B, waste water treatment and 42,000 square feet of processing space for a couple reasons. He stated their experience with the Town suggests that the more comprehensive they can be the better off they are. He stated they came to a different conclusion when it comes to the OCIDA Board where it seems more logical to take in smaller bites. He stated they will do the first and come back when they are ready to do phase 2B because it may be a year or two before doing Phase 2B. He stated when they determine to go forward with that then they will come back before the Board. Jeff Davis asked if they will extend the site plan approval with the Town of Dewitt for that work. Jim Gosier stated yes.

Jeff Davis stated for SEQR purposes for this Board we will rely upon the review of the Town of DeWitt as lead agency and the review will only cover Phase 2A and 2B and any third phase is too speculative at this time. Jim Gozier agreed.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for the Ultra Diary Expansion – Wastewater Treatment plant. Motion was carried.

ROTH STEEL AMENDMENT

Jeff Davis stated last year the Board voted for authorization for the Executive Director to execute an application to DEC to amend the Brownfield Cleanup Agreement at Roth Steel where we modified the boundary of the agreement with DEC as to who is responsible for remediating what. He stated that application was approved recently by DEC and they sent us the amended Brownfield Cleanup Agreement application which also requires a vote showing that Robert Petrovich has the authorization to execute the amended Cleanup Agreement. He stated it is performance work but a vote is needed of the Board authorizing Mr. Petrovich to execute that amendment which allows the remediation of Roth to take a step forward and it also defines the responsibilities clearly between what DEC is handling and what OCIDA is handling.

Steve Morgan asked for a synopsis what OCIDA is responsible for. Robert Petrovich stated for simple math we will say the site is 21 acres, although it is a little larger. He stated basically the site was divided with14 acres closer to Hiawatha and 7 acres closer to lake. He stated that portion of the property has been divided roughly on the lines of what is the less contaminated versus what is most contaminated. He stated the problems we have been having with this site is it is contaminated, there is so much financial risk and ultimately risk working with the cleanup. He stated everyone that has approached us about potentially developing the site has ultimately backed away because of the risk aversion to conducting the cleanup. He stated the decision was made to get it cleaned up and that will put us in a position to get it redeveloped. He stated the front portion of the property covered under the Brownfield Cleanup Agreement requires spot removal of PCB contamination and some other contaminants that are there. He stated basically we will go in and surgically remove some stuff, dig it out, put in a barrier layer, cap it and be done. He stated part of the capping will also be associated with pavement that we put down or building slab sitting on top of it which constitutes a cap as well. He stated the back 7 acres are the most contaminated and effectively is going to be cleaned up by the DEC. He stated the front part is ultimately going to cost the Agency somewhere between $1 million and $1.5 million. He stated the back portion of the site is going to be cleaned up by the State in the agreement we have that is effectively done under superfund. He stated that will probably cost $5 million, maybe more. He stated that could take 3 to 5 years to get completed. He stated 3 years if they are aggressive and 5 years if they are not. He stated we think we can get it done in about a calendar year so our expectation would be that we would be in a position to start remediation if not this fall, we would certainly be in the ground doing remediation in the spring and at that time be in a better position to market the site for redevelopment. He stated the team recognizes that we are obviously on two schedule tracks but we also think once we are done that will help motivate the state to get going and bring to closure the superfund portion of this. He stated we are working with the County Executive’s office on some development ideas for the site but we think this is the most expeditious way to move forward with progress and ultimately the resolution on remediation which will then tee up redevelopment of the property.

Steve Morgan asked if the property can be subdivided. Robert Petrovich stated we don’t want to subdivide and we want to retain ownership because of future development plans. He stated we are going to need the space. He stated the state agreed to that but the state also agreed that they are going to fund the cleanup on their nickel.

Victor Ianno asked how much money the Agency will have into this by the time we are done. Robert Petrovich stated between the acquisition and all of the things done to date, somewhere around $3-3.5 million. He stated we have a couple million into it already and another $1-$1.5 million going into it. He stated we are hoping to bring it in under $4 million.

Janice Herzog asked if the site has been tossed around for a potential target occupant. Robert Petrovich stated yes. He stated there are various clean up levels and residential would be too big a lift because of the human health risk occupancy and the duration of activity on the site. He stated we are cleaning up to a commercial standard. He stated we don't have to take out every molecule of contamination but we have to take out the most obvious sources and locations of contamination. He stated the things that we have looked, in terms of commercial and industrial uses, are ag manufacturing and spent probably 18 months trying to get that project sited there and they backed away because of the uncertainty on contamination. He stated Covid wasn't helping either. He stated we also looked at industrial tire folks that were interested in locating there. He stated there have been a number of commercial and industrial. He stated we haven't looked for any retail or residential because we don't think the end use is appropriate and will be a hard sell to the DEC with human risk assessment factors that would be contributed to that.

Steve Morgan stated there was discussion about paving the whole thing based on the level of contamination on part of the property. Robert Petrovich stated to be commercial you have to have the top foot clean. He stated we are going to remove what we need to remove on the surface and then put a barrier layer down. He stated that is why having a site plan and some idea of what we are putting there is very helpful. He stated to the extent you have pavement and to the extent you have building with a slab that is considered a cap by DEC. He stated where we don't have that we are going to have to have a foot of clean fill over the top of it and that is also considered a cap. He stated paving it and then to go back in and rip it up for development he does not think is a good approach. He stated there have been a lot of different ideas and he thinks we are on the path to success here but we need about 12-16 months to get it done.

Janice Herzog stated if we were to compare the site to where Destiny built in terms of contamination levels, is it similar. Robert Petrovich stated he doesn't remember exactly what Destiny had there but he knows it was a scrap yard once upon time. He stated we don't have ground water users, we have a municipal water supply. He stated we don't have contamination from the studies that we have done that demonstrate the contaminations going anywhere in a meaningful way. He stated it is pretty much isolated on site. He stated PCBs in and of themselves are inert which means they stay put unless there is something pushing them like a solvent or chlorinated organics moving through the ground water and picking this stuff up and taking it with it. He stated at the end of the day we have some hot spots that we have to dig and then we are effectively done. He stated the risk is once you start digging you can't stop until you are out of the contamination and demonstrate why you can't go further.

Patrick Hogan stated he thinks we need to be cognizant because there is a significant amount of private and public investment in that whole area. He stated the Inner Harbor and the City just widened the trail along Hiawatha Boulevard through state funding and the Creek Walk is right there. He stated there are many new businesses coming.

Robert Petrovich stated DOT just put in a nice pedestrian bridge connecting that last section of the lake. He stated we think it is a number of positive factors that come together that drive us ultimately to getting that remediated.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to execute an amendment to the Brownfield Site Cleanup Agreement in connection with the 800 Hiawatha Boulevard West site. Motion was carried.

Jeff Davis stated Items 3 and 4 are off the agenda. He stated a request is being made to the Board to consider a special meeting on Friday, July 16 at 10:00 am. He stated the meeting will be noticed and will allow us to hold the meeting on Friday.

Upon a motion by Steve Morgan, seconded by Sue Stanczyk, the OCIDA Board approved a resolution to hold a special meeting on Friday, July 16, 2021 at 10:00 am. Motion was carried.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 8:34 am. Motion was carried.

Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Special Meeting Minutes
July 16, 2021

A special meeting of the Onondaga County Industrial Development Agency was held on Tuesday, July 16, 2021 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Janice Herzog called the meeting to order at 10:02 am with the following:

PRESENT:
Janice Herzog
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:
Patrick Hogan
Victor Ianno

ALSO PRESENT:
Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Len Rauch, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Daniel Bonsangue, Office of Economic Development
Jeff Davis, Barclay Damon Law Firm

CONFLICT OF INTEREST DISCLOSURE

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

CONSIDERATION OF ACCEPTANCE OF THE FINAL SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STUDY.

Jeff Davis stated as the Board knows we have been working diligently since December on the State Environmental Quality Review Act process (SEQRA) at the White Pine Commerce Park undergoing first a determination of a Type I action that was done by this Board in September of the expansion of White Pine. He stated then working through a draft Supplemental Generic

Environmental Impact Statement this Board voted on previously went through a public comment process as well as a public hearing. He stated we have worked with the Board Working Group throughout the process and now for the Board's consideration is the Final Supplemental Generic Environmental Impact Statement that addresses all of the comments received from involved agencies, interested parties and the general public. He stated the Board received this document and there has been time to review it. He stated he has heard back from several Board members on comments and questions and they were working through. He stated in front of the Board for consideration is a resolution that accepts as complete the Final Supplemental Generic Environmental Impact Statement. He stated he will read the proposed resolution. He stated it talks about the process and explains the next step in the process. He stated by accepting this document as final that starts the process for the development of a determination Findings Statement which will be the next step in the SEQR process. He stated it will be a determination findings statement that walks through our determinations under SEQR based upon the Final Supplemental Generic Environmental Impact Statement.

Jeff Davis read the resolution.

WHEREAS, the Agency currently owns White Pine Commerce Park ("Park") located northeast of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York; and

WHEREAS, in an effort to transform the Park into a modern industrial park for advanced manufacturing and state-of-the-art industrial uses, the Agency previously performed a thorough environmental review of the Park and its anticipated environmental impacts pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), which included, but was not limited to, the following: (1) classifying the Park project as a Type 1 action; (2) acting as Lead Agency for the purpose of a coordinated environmental review; (3) conducting necessary studies and holding required hearings in connection with the preparation of a Generic Environmental Impact Statement ("GEIS") to address anticipated potential impacts associated with the proposed multi-use industrial park; (4) preparation of a subsequent Final GEIS ("FGEIS") that incorporated the DGEIS by reference and included responses to public comments received; and (5) preparation and issuance by the Agency of a Findings Statement in October of 2013 that (a) concluded the project avoided or minimized adverse environmental impacts to the maximum extent practicable, (b) incorporated mitigation measures that were considered practicable, and (c) identified certain impact thresholds that, if exceeded, may require supplemental determinations of their significance and/or impact evaluation, and possibly mitigation measures in addition to those identified; and

WHEREAS, since 2013, the Agency has attempted to market the Park for development around the country to potential manufacturing and industrial users, but those efforts have been unsuccessful and the Park remains vacant; and

WHEREAS, through its marketing efforts and communications with desired tenants around the country, the Agency has determined that the Park is not geographically large enough and must be expanded significantly to be considered an attractive, viable location for prospective large- and small-scale manufacturing and industrial developers; and

WHEREAS, to improve the Agency's ability to market the Park to a larger, more diverse mix of large- and small-scale industrial, manufacturing, and commercial users, the Agency proposes to expand the existing Park to approximately 1,250 acres by acquiring approximately 800 additional acres to the north and east of the existing Park footprint, with such additional acreage comprised of certain parcels contiguous to the current Park, and which are generally located along NYS Route 31 and the east and west sides of Burnett Road (the "Project" or "Action"); and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, pursuant to SEQRA (6 N.Y.C.R.R. § 617.9(7)(i)), the Agency recognizes the proposed Project represents a significant change from the Park's current footprint that presents changed circumstances from those evaluated by the Agency under its prior SEQRA review in 2013; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the "FEAF") to aid in determining whether undertaking the Project requires a supplemental GEIS; and

WHEREAS, based upon an examination of the FEAF prepared for the Project, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project, and such further investigation of the Project and its potential significant environmental impacts as the Agency has deemed appropriate, at a regularly scheduled meeting on December 8, 2020, the Agency: (i) determined that the Project constitutes a "Type I Action" (as said quoted term is defined in SEQRA), (ii) determined that the Project required a coordinated review under SEQRA, (iii) issued a positive declaration under SEQRA for the Project determining that the Project may result in one or more significant adverse impacts to the environment, and (iv) determined that the preparation of a Supplemental GEIS ("SGEIS") was necessary to adequately identify and evaluate potential significant adverse impacts associated with the Project that are not addressed or were inadequately addressed in the existing DGEIS/FGEIS; and

WHEREAS, the Agency prepared a Draft SGEIS for the Project; and

WHEREAS, the Agency determined that the Draft SGEIS was complete and adequate for public review on May 6, 2021; and

WHEREAS, upon notice in a newspaper of general circulation in Onondaga County, public comments on the Project and the Draft SGEIS were received by the Agency at a public hearing, held virtually in accordance with the modifications to Article 7 of the Public Officers Law (the "Open Meetings Law") as modified by New York Governor Andrew Cuomo's Executive 202.79, on May 24, 2021; and

WHEREAS, written comments on the Project and the DGEIS were received by the Agency during the public comment period from May 6, 2021 to June 11, 2021; and

WHEREAS, in consideration of and in response to the comments received, the Agency caused to be prepared a Final Supplemental Generic Environmental Impact Statement (FSGEIS); and

WHEREAS, the Agency has reviewed and considered the FSGEIS and finds it to be complete.

NOW, THEREFORE, be it resolved by the members of the Onondaga County Industrial Development Agency as follows**:**

(1) The Agency hereby deems the FSGEIS for the White Pine Commerce Park to be complete.

(2) The Agency shall publish notice of FSGEIS completion in the New York State Department of Environmental Conservation Environmental Notice Bulletin.

(3) The Agency shall file the FSGEIS and the notice of its completion with:

a. The Chief Executive Officer of the Town of Clay;
b. All Involved Agencies;
c. Any person who has requested a copy; and
d. The Agency's records regarding the Project.

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

(5) The Agency shall post the FSGEIS on a publicly available internet website.

(6) The Agency shall prepare a Findings Statement on the Project in accordance with SEQRA.

(7) The Agency shall undertake such other action as may be necessary and desirable to comply with SEQRA.

(8) The Chairman and/or the Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provision of this Resolution.

(9) This Resolution shall take effect immediately

Upon a motion by Steve Morgan, seconded by Susan Stanczyk, the OCIDA Board approved a resolution determining the Final Supplemental Generic Environmental Impact Statement complete and authorizing the Chairman, Executive Director and Legal Counsel to take all necessary steps to comply with publication, notification and filings of the State Environmental Quality Review Act. Motion was carried.

SCHEDULE OCIDA SPECIAL MEETING

Jeff Davis stated there is a request to hold a special meeting of the Board potentially on July 27, 2021 at 8:00 am and that would be an opportunity for the Board to consider the determination of the Finding Statement which is the next step in the SEQRA process. He stated it has to happen at least 10 days after the vote the Board just took. He stated it allows us to complete the time period and the request is to consider that special meeting date.

Robert Petrovich asked the Board members if they can make the meeting on July 27, 2021 at 8:00 am. The Board members all agreed they can attend on that day and time.

Janice Herzog stated she would like to thank everyone involved in preparing the Supplemental Generic Environmental Impact Statement. She stated she knows it was a really big lift and people spent a lot of time and many hours and completed a transparent comprehensive and inclusive process with responding and inviting public comment and the County Executive taking time out to listen to the people of the Town of Clay. She stated she wanted to thank everyone for their time and effort. She stated it has been many years to get to this point but this is really a game changing moment for this property. She stated she remembers years ago the Economic Development office going to Marcy and looked at what they were doing and how did they get to that point. She stated to think we can actually be at that point at White Pine is really incredible and game a changing moment for not only Onondaga County but Central New York in bringing high tech high paying jobs and a broad diverse destination for the semiconductor industries. She stated thank you for all your time and effort especially Jeff Davis for answering all the questions.

Janice Herzog asked if there are any questions.

Steve Morgan asked where we are in the amount of acres we have. Robert Petrovich stated we are making progress and then we initiated the SEQR process. He stated we are going to reinvigorate our efforts to secure the balance of land. He stated we have every expectation that we will get to 1250 acres and we are not that far away.

Kevin Ryan asked if there is a timeframe when we will get to the 1250 acres. Robert Petrovich stated specifically no but with everything that is going on, sooner rather than later. He stated he would say the expectation would be in the next 30 to 60 days would not be an unreasonable timeline.

Steve Morgan asked if we have almost 1,000 acres secured. Robert Petrovich stated we have control of over 1,000 acres maybe a little bit more. He stated the rest is being efforted to conclusion. He stated the County Executive and the Economic Development office has been working with all the folks in the area to reach an accommodation that is satisfactory.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 10:19 am. Motion was carried.

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Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Special Meeting Minutes
July 27, 2021

A Special meeting of the Onondaga County Industrial Development Agency was held on Tuesday, July 27, 2021 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

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

PRESENT:
Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Kevin Ryan

DELAYED: Fanny Villarreal

ABSENT:

ALSO PRESENT:
Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Len Rauch, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Daniel Bonsangue, Office of Economic Development
Jeff Davis, Barclay Damon Law Firm

APPROVAL OF SPECIAL MEETING MINUTES – JUNE 29, 2021

Patrick Hogan stated there is a correction on Page 5 second paragraph. He stated it should read "alluding" not 'eluding".

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved Special Meeting Minutes of June 29, 2021 with the correction. Motion was carried.

PAPYMENT OF BILLS

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills, Schedule #459 for $4,969.18. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

WHITE PINE SEQRA FINDINGS STATEMENT

Jeff Davis stated at the last meeting on July 16 the Board voted to adopt the Final Supplemental Generic Environmental Impact Statement. He stated it included a summary of all the comments received by the various interested parties and the public and the responses to all of those. He stated Appendix C was a hard copy of all the comments received. He stated it was determined after the vote that there was an inadvertent copy error in one of the comment letters and it was not attached to Appendix C. He stated all other comments were addressed in the document in section 6.2 but because of the size of the comment letter and how it was transmitted with embedded comments instead a normal comment letter, it did not get in for copying purposes. He stated it was an inadvertent Scribner type error that can be corrected. He stated it is not a substantive or procedural issue so they are endeavoring to get a new copy of that for OCIDA to put on their website that will include in Appendix C the 200 page comment letter as well sending out by CD a revised mailing to all interested and involved agencies and other parties that received it. He stated he just wanted to clarify that for the record. He stated they were specifically comments that were submitted by CEE Engineering and Environment PLLC. He stated they were all reviewed, summarized and analyzed by this Board and considered. He stated they were part of the responses to the Section 6.2 of the Final Supplemental Generic EIS but the comment letter was excluded for copying reasons and is now being included.

Robert Petrovich asked if there are any substantive issues. Jeff Davis stated there are no substantive issues and no change to the process that was done. He stated it is a copy error and that is being corrected.

(Fanny Villarreal arrived at meeting.)

Jeff Davis read the resolution.

WHEREAS, the Agency currently owns White Pine Commerce Park (“Park”) located northeast of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York; and

WHEREAS, in an effort to transform the Park into a modern industrial park for advanced manufacturing and state-of-the-art industrial uses, the Agency previously performed a thorough environmental review of the Park and its anticipated environmental impacts pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), which included, but was not limited to, the following: (1) classifying the Park project as a Type 1 action; (2) acting as Lead Agency for the purpose of a coordinated environmental review; (3) conducting necessary studies and holding required hearings in connection with the preparation of a Generic Environmental Impact Statement (“GEIS”) to address anticipated potential impacts associated with the proposed multi-use industrial park; (4) preparation of a subsequent Final GEIS (“FGEIS”) that incorporated the DGEIS by reference and included responses to public comments received; and (5) preparation and issuance by the Agency of a Findings Statement in October of 2013 that (a) concluded the project avoided or minimized adverse environmental impacts to the maximum extent practicable, (b) incorporated mitigation measures that were considered practicable, and (c) identified certain impact thresholds that, if exceeded, may require supplemental determinations of their significance and/or impact evaluation, and possibly mitigation measures in addition to those identified; and

WHEREAS, since 2013, the Agency has attempted to market the Park for development around the country to potential manufacturing and industrial users, but those efforts have been unsuccessful and the Park remains vacant; and

WHEREAS, through its marketing efforts and communications with desired tenants around the country, the Agency has determined that the Park is not geographically large enough and must be expanded significantly to be considered an attractive, viable location for prospective large- and small-scale manufacturing and industrial developers; and

WHEREAS, to improve the Agency’s ability to market the Park to a larger, more diverse mix of large- and small-scale manufacturing and industrial developers, the Agency proposes to expand the existing Park to approximately 1,250+/- acres by acquiring additional acres to the north and east of the existing Park footprint, with such additional acreage comprised of certain parcels contiguous to the current Park, and which are generally located along NYS Route 31 and the east and west sides of Burnet Road (the “Project” or “Action”); and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, pursuant to SEQRA (6 N.Y.C.R.R. § 617.9(7)(i)), the Agency recognized the proposed Project represents a significant change from the Park's current footprint that presents changed circumstances from those evaluated by the Agency under its prior SEQRA review in 2013; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the "FEAF") to aid in determining whether undertaking the Project requires a supplemental GEIS; and

WHEREAS, based upon an examination of the FEAF prepared for the Project, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project, and such further investigation of the Project and its potential significant environmental impacts as the Agency has deemed appropriate, at a regularly scheduled meeting on December 8, 2020, the Agency: (i) determined that the Project constitutes a "Type I Action" (as said quoted term is defined in SEQRA), (ii) determined that the Project required a coordinated review under SEQRA, (iii) issued a positive declaration under SEQRA for the Project determining that the Project may result in one or more significant adverse impacts to the environment, and (iv) determined that the preparation of a Supplemental GEIS ("SGEIS") was necessary to adequately identify and evaluate potential significant adverse impacts associated with the Project that are not addressed or were inadequately addressed in the existing DGEIS/FGEIS; and

WHEREAS, the Agency prepared a Draft SGEIS for the Project; and

WHEREAS, the Agency determined by resolution dated May 6, 2021 that the Draft SGEIS was complete and adequate for public review; and

WHEREAS, upon notice in a newspaper of general circulation in Onondaga County, public comments on the Project and the Draft SGEIS were received by the Agency at a public hearing, held virtually in accordance with the modifications to Article 7 of the Public Officers Law (the "Open Meetings Law") as modified by New York Governor Andrew Cuomo's Executive 202.79, on May 24, 2021; and

WHEREAS, written comments on the Project and the Draft SGEIS were received by the Agency during the public comment period from May 6, 2021 to June 11, 2021; and

WHEREAS, in consideration of and in response to the comments received, the Agency caused to be prepared a Final SGEIS; and

WHEREAS, the Agency subsequently reviewed, revised, and finalized the Final SGEIS, and, by resolution dated July 16, 2021, determined the Final SGEIS was complete; and

WHEREAS, the Final SGEIS and Notice of Completion of Final SGEIS were filed in accordance with SEQRA on July 16, 2021; and

WHEREAS, the Agency caused the Notice of Completion of Final SGEIS to be published in the Environmental Notice Bulletin on July 21, 2021 in accordance with SEQRA (6 N.Y.C.R.R. § 617.12(c)(1)); and

WHEREAS, more than ten days have passed since the acceptance and filings of the Final SGEIS; and

WHEREAS, the Agency has received and considered input from involved and interested agencies, legal and engineering consultants, and other relevant information; and

WHEREAS, as a result of its independent examination and review, the Agency finds that, on balance, and after due consideration of all relevant documentation and related information, it has more than adequate information to evaluate the relevant benefits and potential impacts of the Project and to issue this resolution and accompanying Findings Statement; and

WHEREAS, the Agency has complied with SEQRA in all respects.

NOW, THEREFORE, be it resolved by the members of the Onondaga County Industrial Development Agency as follows**:**

1. The Agency has given full consideration to the relevant environmental impacts, facts and conclusions set forth in the Draft SGEIS and Final SGEIS.
2. The Agency has weighed and balanced the relevant environmental impacts with the social, economic and other essential considerations relating to the Project.
3. The requirements of 6 NYCRR Part 617 have been met.
4. The Project, from among reasonable alternatives, is one which minimizes or avoids adverse environmental effects to the maximum extent practicable.
5. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the Final SGEIS process will be minimized or avoided by incorporating as conditions those mitigative measures which are identified as practicable throughout the annexed SEQRA Findings Statement and Final SGEIS.
6. The annexed SEQRA Findings Statement, which was prepared in accordance with Article 8 of the Environmental Conservation Law, is hereby adopted and incorporated herein by reference. The facts and conclusions set forth in the Findings Statement are derived from the Draft SGEIS and Final SGEIS, other documents, reports, submittals and other relevant information, including the personal knowledge and familiarity of the Agency’s members with the Project and surrounding area, comprising the record of these deliberations. The Findings Statement is set forth herein as the basis of the Agency’s decision and to document the factors and standards considered by the Agency in making this decision.
7. A copy of this Resolution, together with the attachment hereto, shall be distributed in accordance with SEQRA and placed on file in the office of the Agency where the same shall be available for public inspection during business hours.
8. This Resolution shall take effect immediately

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution adopting the SEQRA Findings Statement based on the Final SGEIS, which incorporated by reference the Draft SGEIS, for the expansion of the White Pine Commerce Park. Motion was carried.

EXECUTIVE SESSION

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board went into Executive Session at 8:16 am. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board adjourned executive session at 8:34 am. Motion was carried.

PROPERTY ACQUISITIONS

Jeff Davis stated this resolution confirms that the property acquisitions are part of the SEQR action that was thoroughly evaluated as part of the Supplement Generic EIS and resulting in the Findings Statement that was just voted on and as such confirms that SEQR was complied with and nothing further is required under the act.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing adoption of SEQRA determination consistent with previously adopted Findings Statement. Motion was carried.

Jeff Davis stated this is an omnibus of 6 resolutions for purchase of properties so the action requested is a resolution of the Board authorizing the Executive Director to enter into three purchase contracts and any related documents with respect to 3 parcels of property to be acquired and to exercise the options to purchase and to enter into purchase contracts and any related documents to three additional properties to be acquired that are currently under option.

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

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board adjourned the meeting at 8:36 am. Motion was carried.

Nancy Lowery, Secretary

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

July 31, 2021

Revenue / Expense / Income	Current Period	Current YTD	2021 Budget Amount	Current YTD Change to Budget
Operating Revenue	358,887	1,375,908	1,646,000	(270,092)
Administrative Expense	44,660	281,488	1,008,000	(726,512)
Operating/Program Exp.	165,303	454,215	638,000	(183,785)
Net Ordinary Income	148,923	640,205	-	640,205

Current Assets	Current YTD	Prior YTD
Total Cash	3,548,746	4,540,645
Less Pass Through Received	-	99,849
Available Cash	3,548,746	4,440,796
Receivables (less pass through rec.)	638,375	971,664
Grant Reimbursements	-	268,733
Total	4,187,121	5,681,193

Reserve for Contracts	
County Operations 2021	726,512
333 W. Washington St 2021 Rent	35,582
OBG WPCP CO #4 Additional Studies	336,856
JMT 800 Hiawatha Engineering	10,234
Barclay Damon WPCP Options	-
Total	1,109,183

Receivables	
0-120 days	416,351
> 120 days	222,024
Total	638,375

Onondaga County Industrial Development Agency

Profit and Loss

July 2021

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	358,855.00
Total 2116 Fees	**358,855.00**
2655 Other Operating Revenue	7.60
Total 500 Operating Revenue	**358,862.60**
501 Non-Operating Revenue	
2401 Interest Income	31.67
Total 501 Non-Operating Revenue	**31.67**
Total Income	**$358,894.27**
GROSS PROFIT	**$358,894.27**
Expenses	
6400 Operating Expense	
6402 Rent	14,433.80
6406 Other Professional Services	
6406.50 Consulting Services	2,500.00
Total 6406 Other Professional Services	**2,500.00**
6407 Administrative Expense	44,660.20
6408 Meeting Expenses	383.84
6409 Conference Attendence	2,126.68
6410 Office Expense	1,524.26
Total 6400 Operating Expense	**65,628.78**
6440 Legal Fees	
6445 Special Counsel	
6445.01 Blue Rock BS&K	2,518.75
Total 6445 Special Counsel	**2,518.75**
6450 Barclay Damon	
6460 IDA General Legal	1,797.95
Total 6450 Barclay Damon	**1,797.95**
Total 6440 Legal Fees	**4,316.70**
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.2 Site Analysis	82,091.32
6510.4 Other Expenses	263.54
6510.7 WPCP Marketing	4,421.91
6513 WPCP Option Agree Fees app 9-22-20	50,000.00
Total 6510 White Pine Commerce Park	**136,776.77**

Onondaga County Industrial Development Agency

Profit and Loss

July 2021

	TOTAL
6520 North Salina Property Acquisition	
6520.1 435 N Salina Expenses	47.74
Total 6520 North Salina Property Acquisition	**47.74**
6530 800 Hiawatha Blvd. West	
6530.1 Taxes	1,610.85
6530.3 Engineering	1,582.50
Total 6530 800 Hiawatha Blvd. West	**3,193.35**
Total 6500 Agency Program Expenses	**140,017.86**
Total Expenses	**$209,963.34**
NET OPERATING INCOME	**$148,930.93**
NET INCOME	**$148,930.93**

Onondaga County Industrial Development Agency

Balance Sheet

As of July 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	2,667,281.03
200.2 Cash - M & T Money Maker Savings	890,372.98
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	**3,548,746.19**
Total Bank Accounts	**$3,548,746.19**
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	416,350.99
Total 380 Accounts Rec.	**416,350.99**
Total Accounts Receivable	**$416,350.99**
Other Current Assets	
391 Long Tern Receivable	222,024.00
Total Other Current Assets	**$222,024.00**
Total Current Assets	**$4,187,121.18**

Onondaga County Industrial Development Agency

Balance Sheet

As of July 31, 2021

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	3,305,401.50
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	**506,689.15**
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	**67,049.42**
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	**1,163,231.71**
Total 101 White Pines Commerce Park	**5,112,146.03**
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	**651,505.08**
107 800 Hiawatha	604,840.42
Total 100 Land	**6,368,491.53**
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	1,432.40
Total 104 Machinery & Equipment	**2,861.40**
211 A/D Office Furniture	-2,862.00
213 A/D Buildings	-81,335.00
Total Fixed Assets	**$6,287,155.93**
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	**$1,641.76**
TOTAL ASSETS	**$10,475,918.87**

Onondaga County Industrial Development Agency

Balance Sheet

As of July 31, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	281,488.48
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
Total 600 Accounts Payable	**307,080.82**
601 PILOT and Pass Thru Payable	
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	**74,063.70**
Total Other Current Liabilities	**$381,144.52**
Total Current Liabilities	**$381,144.52**
Total Liabilities	**$381,144.52**
Equity	
3900 Equity Unreserved	6,735,894.07
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,109,183.09
465 Equity - Unreserved	-736,354.09
Net Income	640,212.65
Total Equity	**$10,094,774.35**
TOTAL LIABILITIES AND EQUITY	**$10,475,918.87**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #460
August 10, 2021

GENERAL EXPENSES

1.	BARCLAY DAMON LLP Inv#5127194 & 5130990, WPCP thru 3-31-21 & Gen Legal thru 6-30-21	$	207,935.65
2.	BOND, SCHOENECK & KING, PLLC Inv#19876813, BlueRock Legal thru 6-30-21	$	518.50
3.	NATIONWIDE Commercial Insurance Premium	$	8,698.17
4.	FEDEX Inv#7-438-91756, Shipping	$	23.96
	TOTAL	**$**	**217,176.28**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
7/31/2021

DESCRIPTION	CONTRACT TERM	TOTAL CONTRACT	PORTION PAID	BALANCE OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-21-12-31-21	$1,008,000.00	$281,488.48	$726,511.52
333 W. WASHINGTON ST 2021 RENT	1-1-21-12-31-21	$65,000.00	$29,418.38	$35,581.62
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-21	$800,000.00	$463,143.95	$336,856.05
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	$25,000.00	$14,766.10	$10,233.90
BARCLAY DAMON WPCP OPTIONS	11/30/20-12-31-21	$200,000.00	$200,000.00	$0.00
		$2,098,000.00	$988,816.91	$1,109,183.09

ACCOUNTS RECEIVABLE
7/31/2021

AGENCY FEES RECEIVABLE		$416,351.00
ACCOUNTS RECEIVABLE GENERAL		$0.00
QUASI-EQUITY LOAN RECEIVABLE		$0.00
GRANTS RECEIVABLE		$0.00
LONG TERM RECEIVABLE		$222,024.00
TOTAL		$638,375.00

Onondaga County Industrial Development Agency DRAFT

Project Summary

4/12/2021

1. Project	**Taft Solar, LLC**	**2. Project Number**	**3101-21-09B**
3. Location	Manlius	**4. School District**	East Syracuse-Minoa School District
5. Tax Parcel(s)	034.-01-20.1	**6. Project Type**	Solar Panel Array and Energy Storage
			Manlius

7.Total Project Cost	**$**	**5,215,600**
Land	$	-
Site Work	$	500,000
Building	$	4,515,600
Furniture & Fixtures	$	-
Equipment	$	-
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	-
Financial Charges	$	-
Legal Fees	$	200,000
Other- Solar Installation Labor	$	-

8. Total Jobs	1.5
8A. Job Retention	0.0
8B: Job Creation (Next 5 Years)	1.5

Cost Benefit Analysis

Taft Solar, LLC

	Fiscal Impact ($)	
Abatement Cost	**$**	**220,244**
Sales Tax	$	37,128
Mortgage Tax	$	-
Property Tax Relief (PILOT)	$	183,116
New Investment	**$**	**8,556,696**
PILOT Payments	$	314,651
Project Wages (10 years)	$	1,872,000
Construction Wages	$	1,088,250
Employee Benefits (10 years)	$	-
Project Capital Investment	$	5,215,600
New Sales Tax Generated	$	-
Agency Fees	$	66,195
Agency Legal Fees	$	13,039
Benefit:Cost Ratio		**39 :1**

Project Description

Construct a 3.7 MW Solar Project at 6966 East Taft Rd in the Town of Manlius.

Taft Solar, LLC DRAFT 4/12/2021

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	$	2,275
Expected Revenue from the Parcel if no project occurred	$	56,386
Projected Year 1 Revenue to be generated as a result of the project:		$12,950
Scheduled PILOT Payments	$	314,651
Total Project Cost	$	5,215,600
OCIDA Estimate of Project Value	$	1,253,900
Projected MW to be generated		3.7

Year	Onondaga County	Manlius	East Syracuse-Minoa School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	14.6%	**13.6%**	**71.7%**	**100.0%**		
2020-2021	**$ 333**	**$ 309.94**	**$ 1,632.29**	**$ 2,275**		
1	$ 1,895	$ 1,764	$ 9,291	$ 12,950	$ 8,745	$ (4,205)
2	$ 1,933	$ 1,799	$ 9,477	$ 13,209	$ 8,920	$ (4,289)
3	$ 1,972	$ 1,835	$ 9,666	$ 13,473	$ 9,098	$ (4,375)
4	$ 2,011	$ 1,872	$ 9,859	$ 13,743	$ 9,280	$ (4,463)
5	$ 2,051	$ 1,910	$ 10,057	$ 14,017	$ 9,466	$ (4,552)
6	$ 2,092	$ 1,948	$ 10,258	$ 14,298	$ 9,655	$ (4,643)
7	$ 2,134	$ 1,987	$ 10,463	$ 14,584	$ 9,848	$ (4,736)
8	$ 2,177	$ 2,026	$ 10,672	$ 14,875	$ 10,045	$ (4,831)
9	$ 2,220	$ 2,067	$ 10,886	$ 15,173	$ 10,246	$ (4,927)
10	$ 2,265	$ 2,108	$ 11,103	$ 15,476	$ 10,451	$ (5,026)
11	$ 2,310	$ 2,150	$ 11,325	$ 15,786	$ 10,660	$ (5,126)
12	$ 2,356	$ 2,193	$ 11,552	$ 16,102	$ 10,873	$ (5,229)
13	$ 2,403	$ 2,237	$ 11,783	$ 16,424	$ 11,090	$ (5,333)
14	$ 2,451	$ 2,282	$ 12,019	$ 16,752	$ 11,312	$ (5,440)
15	$ 2,501	$ 2,328	$ 12,259	$ 17,087	$ 11,538	$ (5,549)
16	$ 2,551	$ 2,374	$ 12,504	$ 17,429	$ 66,591	$ 49,162
17	$ 2,602	$ 2,422	$ 12,754	$ 17,778	$ 67,923	$ 50,145
18	$ 2,654	$ 2,470	$ 13,009	$ 18,133	$ 69,281	$ 51,148
19	$ 2,707	$ 2,520	$ 13,270	$ 18,496	$ 70,667	$ 52,171
20	$ 2,761	$ 2,570	$ 13,535	$ 18,866	$ 72,080	$ 53,214
	$ 46,045	**$ 42,864**	**$ 225,742**	**$ 314,651**	**$ 497,767**	**$ 183,116**

Onondaga County Industrial Development Agency DRAFT

Project Summary 8/5/2021

1. Project	**Dunn Tire, Inc/Stewart Hancock Partners, LLC**	**2. Project Number**	**3101-21-12A**
3. Location	Cicero	**4. School District**	North Syracuse
		6. Project Type	Expansion
5. Tax Parcel(s)	057.-02-29.4	**Village**	-

7.Total Project Cost	**$**	**5,870,030**
Land	$	300,330
Site Work	$	100,000
Building	$	4,560,000
Furniture & Fixtures	$	50,000
Equipment	$	-
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	30,000
Financial Charges	$	200,000
Legal Fees	$	10,000
Other		

8. Total Jobs	50
8A. Job Retention	39
8B: Job Creation (Next 5 Years)	11

Cost Benefit Analysis

Dunn Tire, Inc/Stewart Hancock Partners, LLC

	Fiscal Impact ($)
Estimated Abatement Cost	**$574,900**
Sales Tax Abatement	$250,000
Mortgage Recording Tax Abatement	$40,000
Real Property Tax Relief	$284,900
New Investment	**$33,536,533**
PILOT Payments	$362,303
Project Wages (10 years)	$22,740,360
Construction Wages	$1,305,900
Employee Benefits (10 years)	$4,093,265
Project Capital Investment	$4,960,330
Agency Fees	$74,375
Benefit:Cost Ratio	**58.33 :1**

Project Description

Construct a 62,500 square foot building in the Town of Cicero

Dunn Tire, LLC/Stewart Hancock Partners, LLC DRAFT

8/5/2021

A) PILOTS Estimate Table Worksheet

for **10** years

OCIDA estimate of current market value					$ 300,330
Projected investment					$ 4,560,000
OCIDA estimate of increase in value					$ 1,414,400
OCIDA estimated value after project is completed					$ 1,714,730
Taxes that would have been collected if the project did not occur					$ 113,356
Scheduled PILOT payments					$ 362,303

PILOT YEAR	Exemption %	Onondaga County	Cicero	North Syracuse	-	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	$ 1,582	$ 1,591	$ 7,179	$ -	$ 10,352.38	$ 59,107	$ 48,754
2	90%	$ 2,373	$ 2,388	$ 10,772	$ -	$ 15,532.38	$ 60,289	$ 44,757
3	80%	$ 3,196	$ 3,215	$ 14,505	$ -	$ 20,915.43	$ 61,495	$ 40,579
4	70%	$ 4,050	$ 4,075	$ 18,383	$ -	$ 26,507.60	$ 62,725	$ 36,217
5	60%	$ 4,937	$ 4,967	$ 22,410	$ -	$ 32,315.08	$ 63,979	$ 31,664
6	50%	$ 5,858	$ 5,894	$ 26,592	$ -	$ 38,344.27	$ 65,259	$ 26,914
7	40%	$ 6,814	$ 6,856	$ 30,931	$ -	$ 44,601.69	$ 66,564	$ 21,962
8	30%	$ 7,806	$ 7,854	$ 35,434	$ -	$ 51,094.07	$ 67,895	$ 16,801
9	20%	$ 8,835	$ 8,889	$ 40,104	$ -	$ 57,828.31	$ 69,253	$ 11,425
10	10%	$ 9,902	$ 9,963	$ 44,947	$ -	$ 64,811.48	$ 70,638	$ 5,827
TOTAL		**$ 55,354**	**$ 55,693**	**$ 251,256**	**$ -**	**$ 362,303**	**$ 647,203**	**$ 284,900**

	Year					
	0	**1**	**2**	**3**	**4**	**5**
Jobs						
Current/Actuals	39					
Creation Goals		6	3	2		
Total Employment Goals	39	45	48	50	50	50

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

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

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

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

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

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

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

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

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

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

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

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: DUNN TIRE LLC
Applicant Address: 475 CAYUGA RD. BUFFALO, NY 14225
Phone: 716-683-3520 Fax: 716-683-1422
Website: DUNNTIRE.COM E-mail: DAVID.SIMONS@DUNNTIRE.COM
Federal ID#: 82-0550949 NAICS: 441320
State and Year of Incorporation/Organization: DELAWARE 2002
Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☑Yes ☐No
What is the name of the Real Estate Holding Company: STEWART HANCOCK PARTNERS LLC
Federal ID#: 87-1668721
State and Year of Incorporation/Organization: NY 2021
List of stockholders, members, or partners of Real Estate Holding Company:
JOSEPH CATTALANI; William PYRCZAK

B) Individual Completing Application:

Name: JOSEPH CATTALANI
Title: MANAGING MEMBER
Address: 649 PARK AVE ROCHESTER NY 14607
Phone: 585-329-4600 Fax: 585-473-3181
E-mail: JOE@CB ROCHESTER.COM

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

Name: ________

Title: ________

Address: ________

Phone: ________ Cell Phone: ________

E-mail: ________

D) Company Counsel:

Name of Attorney: PAUL MARASCO ~~LAW FIRM~~

Firm Name: MARASCO LAW FIRM

Address: 20 PARTRIDGE HILL, HONEOYE FALLS, NY 14472

Phone: 585-414-4455 Cell Phone: SAME

E-mail: PAUL@MARASCOLAWFIRM.COM

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): ________

Year Established: 2021

State in which Organization is established: NY

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

Name	% of ownership
JOE CATTALANI	75%
BILL PYRCZAK	25%

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 21%

Estimated % of sales outside Onondaga County but within New York State: 60%

Estimated % of sales outside New York State but within the U.S.: 19%

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☑No

Section II: Project Information

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

Address: 5?? STEWART DR SYRACUSE, NY 13212

Legal Address (if different): 57-02-29.4

City: SYRACUSE Village/Town: CICERO

Zip Code: 13212 School District: N SYRACUSE

Tax Map Parcel ID(s): 57-02-29.4

Current Assessed Value: $147,600 Sq. Footage of Existing Building: 0

Census Tract: 104

B) Type (Check all that apply):

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

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

SEE ATTACHED

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

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

2D

PROJECT SUMMARY

TO BUILD A 62,500 SQ FT BUILDING, COMPOSED OF 5,000 SQ FT OF OFFICE AND 57,500 SQ FT OF HIGH BAY WAREHOUSE ON APPROXIMATELY 5 ACRES OF PROPERTY CURRENTLY UNDER CONTRACT, SELLER, ONONDAGA COUNTY, ON STEWART DR. IN THE TOWN OF CICERO BORDERING THE NORTH SIDE OF HANCOCK AIRPORT. THE CURRENT SITE IS VACANT COMMERCIAL GC+ LAND AND AT ITS COMPLETION WILL BE A 62,500 SQ FT TIRE DISTRIBUTION OPERATION. THIS DISTRIBUTES TIRES WHOLESALE TO NEW CAR DEALERS, SERVICE STATIONS AND MOST IN BETWEEN. THE BENEFITS REQUESTED HELP OFFSET HIGHER REAL ESTATE CONSTRUCTION COSTS DUE TO EXTREME PRICE INCREASES IN STEEL AND MOST CONSTRUCTION MATERIALS DUE TO THE SUPPLY CHAIN WORK STOPPAGE FROM THE PANDEMIC.

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

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

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

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

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

[x] Yes [ ] No SEE ATTACHED

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

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
   a. http://www.dec.ny.gov/permits/6191.html
2. Have any environmental issues been identified on the property?
   [ ] Yes [x] 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	300,330.00	100%	
Site Work/Demo	100,000.00	100%	
Building Construction & Renovation	4,560,000		
Furniture & Fixtures	50,000	100%	
Equipment	0		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	30,000.00	100%	
Financial Charges	200,000.00	0	
Legal	10,000.00	50%	
Other (ENGINEERING, ARCH, DESIGN)	$49,700.00	100%	
Management/Developer Fees	470,000	0%	
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 $ 5,870,000 ±

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

Sources of Funds for Project Costs:

1. Bank Financing $ 4,990,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 880,000
3. Tax Exempt Bond Issuance (if applicable) $ –
4. Taxable Bond Issuance (if applicable) $ ______

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

-Identify each state and federal grant/credit:

_______________ $ _______

_______________ $ _______

_______________ $ _______

6. Total Sources of Funds for Project Costs $ 5,870,000

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	39
Estimate the number of construction jobs to be created by this Project:	40
Estimate the average length of construction jobs to be created (months):	9
Current annual payroll at facility:	$1,630,000
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	SEE ATTACHED
Average annual benefit paid by the company ($ or % salary) per FTE job:	18%
Average growth rate of benefit cost:	1%
Amount or percent of wage employees pay for benefits:	10% INCLUDING FICA/MC
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:	11

D) New Employment Benefits

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

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs **added each year** after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
SALES DIRECTOR	100,000	1					
SALES MANAGER	65,000	1		1			
SALES STAFF	40-50,000	9	1	1			
DISTRIBUTION MANAGER	70,000	2					
WAREHOUSE STAFF	15.25/HR	5	2		1		
DRIVER	15/HR	20	2	1	1		
DISPATCHER	50,000	1	1				
Job Creation Subtotal		39	6	3	2		

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

SEE ATTACHED

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): $37,425

☒ Sales and Use Tax Exemption (4% Local, 4% State): $250,000

☐ Tax Exempt Bond Financing (Amount Requested): —

☐ Taxable Bond Financing (Amount Requested): —

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

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 4,990,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 37,425

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit: $ 3,125,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate): $ 250,000

Dunn Tire LLC Application to the Onondaga County Industrial Development Agency

Section I:

G) Company Background, Products, Customers, Goods and Services.

Dunn Tire LLC and its predecessor companies began operating in 1973. Based in Buffalo, NY, the company now operates 26 retail tire and auto service locations in an around the cities of Buffalo (9 stores), Rochester (7), Syracuse (4), Erie (3) and the Southern Tier of NY (3). Through these locations, Dunn Tire sells and installs auto and light truck tires to thousands of retail customers annually, primarily for use on personal vehicles. The company also performs routine repair and maintenance on these vehicles.

The company also operates five distribution centers in Buffalo, Rochester, Syracuse, Erie and Pittsburgh. These locations are used to supply the 26 Dunn Tire retail locations, but more significantly are operated to supply tires to thousands of auto dealerships and independent tire/repair shops throughout upstate NY and western PA, OH and WV. This wholesale division of the company operates under a d.b.a. "Exxpress Tire Delivery".

The company offers tires from 10 of the world's 12 largest tire manufacturers through direct relationships with the tire suppliers. Tires are inventoried for many vehicle fitments so that most customers can be served with in stock merchandise. Tires are received into the warehouses directly from the manufacturers on common carrier tractor trailers. Tires are delivered from the warehouses to our retail locations and wholesale customers via our fleet of over 100 trucks ranging from pickups to "sprinter" vans and 26' box trucks.

The company is privately owned. Its largest investor is our Chairman, Randall Clark who is a Syracuse native. The remaining investors are members of management and other individuals currently based in or native to upstate NY. Annual sales total approximately $120 million.

Section I:

H) Total Annual Supplies, Raw Materials and Vendor Services from Firms in Onondaga County

As noted above, the majority of our products are manufactured by the world's largest tire suppliers, none of which are based in our geographic region. These products account for 65% of our annual purchases and expenditures. Compensation and benefits to employees account for approximately 20% of total expenditures. The remaining 15% of our costs are for other products for sale, supplies, materials and vendor services. Our use of Onondaga firms to supply these purchases are summarized below:

Auto Parts & Supplies (4%)

- United Auto Supply
- JR Auto Parts
- Roger Burdick (various dealerships)

- Tony's Tires & Wheels, Inc.
- Keystone Automotive Industries

Equipment Repair Services (2%)

- Liftech Equipment Companies, Inc.
- Haun Welding Supply, Inc.
- Instate Garage Door
- Ken's Equipment Services LLC
- Quality Automotive & Transmission, Inc.
- abj Fire Protection Co.
- Bruce Electric, Inc.

Property Management (2%)

- Widewaters Milton Avenue II Company, LLC
- Elvy Realty Company
- Zhong Yang

Advertising/Media (1%)

- Galaxy Media Partners
- Syracuse University
- Mountain Goat Run

Other Services & Products (1%)

- American Food & Vending
- Butler Fence Co., Inc.
- Cutting Edge Glass
- Eastern Security Services
- Lawn Tech
- LoJo Services LLC
- People Systems
- Peterson Plumbing & Heating
- Signature Landscaping & Property Maintenance LLC

Section II:

C) <u>Summary of How This Project Will Help Grow Our Business</u>

In the Central NY area, our wholesale operation has grown significantly over the years. We initially delivered tires within a five-mile radius of our East Syracuse/DeWitt retail location. In 2005, we moved to a 20,000 sf warehouse on Joy Road in East Syracuse. In 2011, we relocated to our current 40,000 sf location on Steelway Blvd, Liverpool. As we have expanded the service area of the business, we have outgrown our current location. From Liverpool, we now ship daily to wholesale customers as far as Ogdensburg, Plattsburgh, Binghamton, Amsterdam and

Geneva. We ship multiple times daily to customers in Onondaga, Oswego, Oneida, Madison, Cortland and Cayuga counties.

The planned 62,500 ~~65,000~~ sf location on Stewart Drive will allow the business to continue to grow, as well as, to operate more efficiently with additional truck docks, and expanded product storage and staging space. The site selected will also accommodate an expansion to 100,000 sf, ensuring our ability to remain in Syracuse for the long-term. The cost to lease the new facility is expected to be approximately three times the cost of our current facility. While we plan to be more efficient in the new building, personnel costs are expected to increase by 10% - 20% through additional staff and increased compensation to accomplish increased daily business volume.

Section II:

F 3.) Does the Project Beneficiary Serve a Customer Base Primarily Outside of Onondaga County?

Yes, 80% of the wholesale customers to be served from the new distribution center are from the counties and areas of NY referenced in Section II C above.

Section II:

G) Will the completion of the Project result in the abandonment of another facility in NY?

Yes, we will close our current distribution center on Steelway Blvd in Liverpool. Given the shortage of good quality, moderate cost, sprinklered warehousing space in the county, we would not expect the facility to remain vacant for an extended period.

Section II:

H) Compelling circumstances for the Agency.

Since a significant portion of the wholesale customer base served from Liverpool is located outside of Onondaga County, we could locate this distribution center anywhere with efficient access to both Interstates 90 and 81. However, our preference is to remain in Onondaga County where the majority of our talented and dedicated staff reside.

The lease on our Liverpool location expires on August 31, 2022, so we need to finalize our expansion location and begin construction as soon as is feasible.

Section III:

C 2.) Please list benefits that will be available to either full and/or part time employees:

- Holidays
- Vacations

- Health Insurance
- Health Savings Account
- Dental Insurance
- Social Security
- 401k Retirement Plan
- Short-term Disability Insurance
- Workers' Compensation Insurance
- Bereavement Compensation
- Military Leave
- Disability Leave
- Family & Medical Leave Act and NY Paid Family Leave
- Professional Development
- Employee Discounts
- Flexible Spending Account
- Domestic Partner Benefits
- Crime Victim Leave
- Voting Leave
- Paid Sick Leave

Section III:

D) Summary Job Descriptions:

- **Sales Director** – Lead the wholesale sales efforts of the Central NY region including Rochester, Syracuse and all points north, south and east.
- **Sales Manager** – Lead the wholesale sales efforts of the Syracuse area, including supervision of the sales staff.
- **Sales Staff** – Conduct sales activity through field sales and phone sales to a customer base of approximately 1,000 wholesale customers.
- **Distribution Manager** – Lead the distribution efforts from the Syracuse warehouse to the Dunn Tire retail stores and wholesale customer base, including supervision of all warehouse staff, drivers and dispatchers. Coordination of all in-bound shipments.
- **Dispatcher** – Coordinate and orchestrate daily out-bound deliveries.
- **Warehouse Staff** – Receive and store all in-bound products. Retrieve and stage all out-bound product requests. Housekeeping, product organization and safe operations.
- **Driver** – Conduct the safe and accurate daily delivery of products to Dunn Tire retail locations and wholesale customer locations.

David P. Simons
President
July 19, 2021

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 7-8-21 (date).

Company: Stewart Hancock Partners LLC
Representative for Contract: Joe Cattalani
Address: 649 Park Ave City: Rochester State: NY Zip: 14607
Phone: 585-329-4601 Email: Joe@Cattalani.com
Project Address: Stewart Dr. City: Cicero/Syr State: NY Zip: 13212
57-02-29.4

General Contractor: Building Innovation Group Inc
Contact Person: Steve Holmes
Address: 107 Lincoln Parkway City: East Rochester State: NY Zip: 14445
Phone: 585-586-6710 Email: sholmes@buildingigroup.com
Authorized Representative: Steve Holmes Title: President
Signature: [signature]

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

Benefit Sought	Fee Charged
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost
Note: For Manufacturing Projects under $10 million the fee is reduced by:	0.0025 X the project cost

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

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

Name of Applicant Company: DUNN TIRE LLC

Signature of Officer or Authorized Representative: [signature]

Name & Title of Officer or Authorized Representative: DAVID P. SIMONS, PRESIDENT

Date: 7-19-2021

Section VIII: Employment Plan

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

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

☐ Yes ☑ No

If yes, name and location: ______________________

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

☑ Yes ☐ No

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

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

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

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

Name of Applicant Company: DUNN TIRE LLC

Signature of Officer or Authorized Representative: [signature]

Name & Title of Officer or Authorized Representative: DAVID P. SIMONS, PRESIDENT

Date: 7-19-2021

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company: DUNN TIRE LLC

Signature of Officer or Authorized Representative: [signature]

Name & Title of Officer or Authorized Representative: DAVID C. SIMONS, PRESIDENT

Date: 7-19-2021

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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: STEWART HANCOCK PARTNERS LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Joseph Cattani, Member

Date: 7-20-21

Section X: Representations, Certifications, and Indemnification

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

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

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

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

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

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

DAVID P. SIMONS (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the PRESIDENT (title) of DUNN TIRE LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Applicant Company DUNN TIRE LLC

Signature of Officer or Authorized Representative: [signature]

Name & Title of Officer or Authorized Representative: DAVID P. SIMONS, PRESIDENT

Date: 7-19-2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

DAVID P. SIMONS, being first duly sworn, deposes and says:

1. That I am the PRESIDENT (Corporate Officer) of DUNN TIRE LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 19th day of July, 20 21.

(Notary Public)

WILLIAM PATRICK MCCASEY JR
Notary Public - State of New York
NO. 01MC6195200
Qualified in Niagara County
My Commission Expires 10/20/2024

End of Application

Rev 1-9-20

Name of Applicant Company STEWART HANCOCK PARTNERS LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: JOSEPH CATTALANI' MANAGER

Date: 7-20-21

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

JOSEPH CATTALANI', being first duly sworn, deposes and says:

1. That I am the MANAGER (Corporate Officer) of STEWART HANCOCK PARTNERS LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 20 day of 7, 2021.

Arlisha Massey

(Notary Public)

ARLISHA MASSEY
Notary Public, State of New York
No. 01MA5059267
Qualified in Monroe County
Commission Expires April 27, 2022

End of Application

Rev 1-9-20

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: express tire warehouse		
Project Location (describe, and attach a general location map): Stewart Drive, Cicero, NY		
Brief Description of Proposed Action (include purpose or need): Build a 62,500 sq ft distribtion warehouse.		
Name of Applicant/Sponsor: stewart Hancock Partners LLC	Telephone: 585-329-4601 E-Mail: joe@cattalani.com	
Address: 649 Park Avenue		
City/PO: rochester	State: NY	Zip Code: 14607
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	town of cicero planning board	9/21
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	Onondaga County IDA	7/21
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. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
industrial

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

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

C.4. Existing community services.

a. In what school district is the project site located? north syracuse

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

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

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)? industrial

b. a. Total acreage of the site of the proposed action? 7 acres
b. Total acreage to be physically disturbed? 2.5 acres 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: 9 months
ii. If Yes:
- Total number of phases anticipated ______
- Anticipated commencement date of phase 1 (including demolition) ______ month ______ year
- Anticipated completion date of final phase ______ month ______ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: ______

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 30' height; 250' width; and 250' length
iii. Approximate extent of building space to be heated or cooled: 62,500 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? sitework
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): none
- Over what duration of time? 2

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
general excavation for footers and other traditional sitework

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? 1.5 acres
vi. What is the maximum area to be worked at any one time? 1.5 acres
vii. What would be the maximum depth of excavation or dredging? 4' 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: 500 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: onondaga water
- 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: run water to building for restroom/breakroom use and standby for sprinkler system
- Source(s) of supply for the district: onodaga water

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:
- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

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

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

d. Will the proposed action generate liquid wastes? ☐Yes ☑No
If Yes:
i. Total anticipated liquid waste generation per day: _______ gallons/day
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No
If Yes:
- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: connect sewer to building to service restrooms/breakroom

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

If Yes:

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

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

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

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

If Yes:

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

____ Square feet or ____ acres (impervious surface)

____ Square feet or ____ acres (parcel size)

ii. Describe types of new point sources. ____

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

____

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of ________ to ________.

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

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

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

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

____

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

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

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

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

If Yes:

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

for lights/furnace fans, AC and forklift charging stations

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

local grid

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

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

i. During Construction:

- Monday - Friday: 8-5
- Saturday: 0
- Sunday: 0
- Holidays: 0

ii. During Operations:

- Monday - Friday: 8-5
- Saturday: 8-noon
- Sunday: 0
- Holidays: 0

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:

typical daytime constructon vehicles

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:

lighting to srvice parking areas

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

Describe: ______

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

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

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

If Yes:

i. Product(s) to be stored ______

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

iii. Generally, describe the proposed storage facilities: ______

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

If Yes:

i. Describe proposed treatment(s): ______

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

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

If Yes:

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

- Construction: ______ tons per ______ (unit of time)
- Operation : ______ tons per ______ (unit of time)

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

- Construction: ______
- Operation: ______

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

- Construction: ______
- Operation: ______

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: ____________ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: ____________

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☑ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ____________

ii. If mix of uses, generally describe:

____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7	4.5	2.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: ____________			

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ______ 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: ______ ______ %
______ ______ %
______ ______ %

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

e. Drainage status of project site soils: ☐ Well Drained: ______% of site
☐ Moderately Well Drained: ______% of site
☐ Poorly Drained ______% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: ______% of site
☐ 10-15%: ______% of site
☐ 15% or greater: ______% of site

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

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name ______ Classification ______
- Lakes or Ponds: Name ______ Classification ______
- Wetlands: Name ______ Approximate Size ______
- Wetland No. (if regulated by DEC) ______

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No
If yes, name of impaired water body/bodies and basis for listing as impaired: ______

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

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

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

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

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

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? If Yes: *i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District *ii.* Name: ________ *iii.* Brief description of attributes on which listing is based: ________	☐ Yes ☑ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☑ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: *i.* Describe possible resource(s): ________ *ii.* Basis for identification: ________	☐ Yes ☑ No
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	☐ Yes ☑ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: *i.* Identify the name of the river and its designation: ________ *ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	☐ Yes ☑ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name ________ Date ________

Signature ________ Title ________

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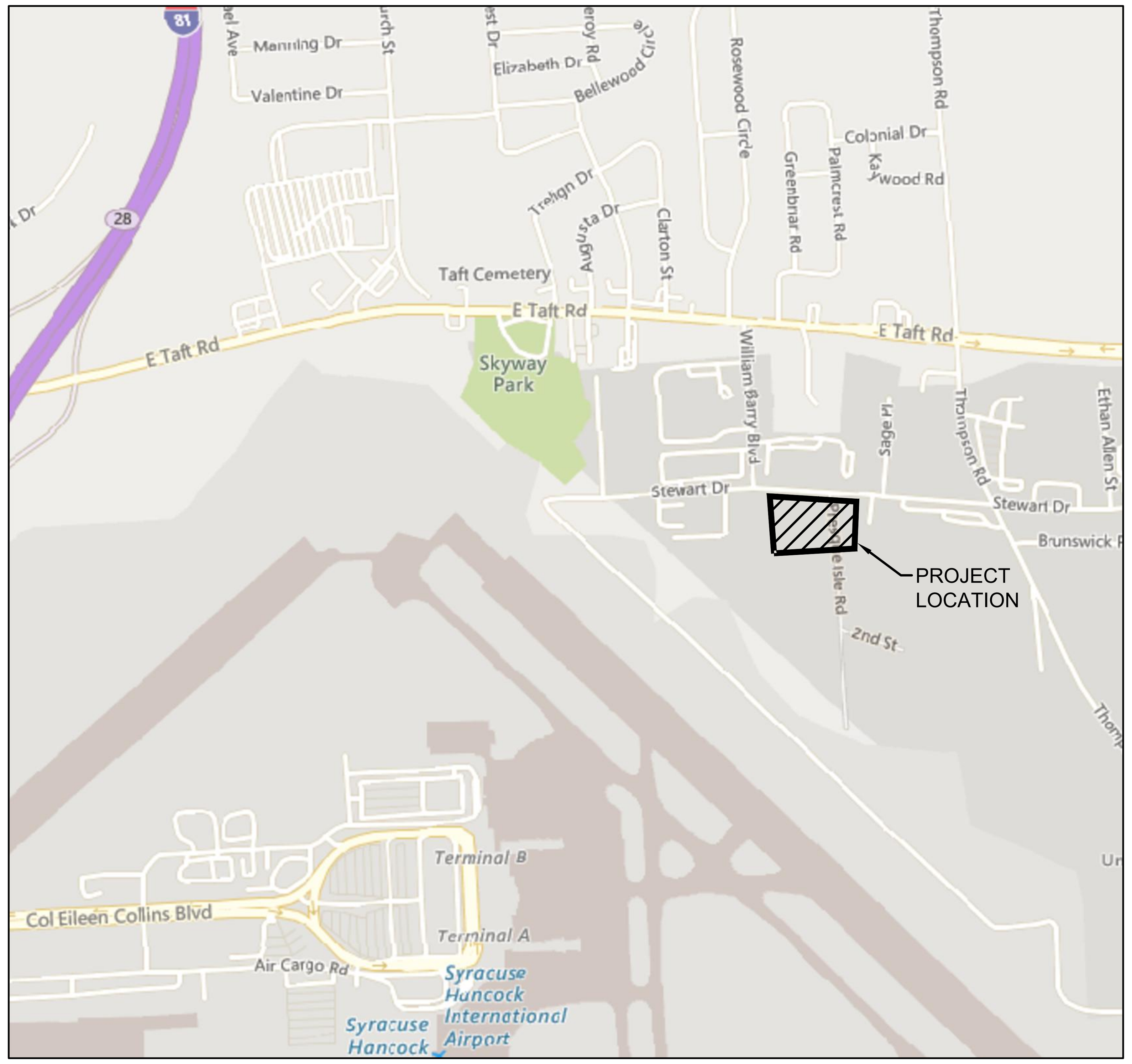
CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

DISTRIBUTION CENTER

INDEX TO DRAWINGS

STEWART DRIVE

TOWN OF CICERO

ONONDAGA COUNTY

JULY 2021

MBL ENGINEERING, PLLC

MBL ENGINEERING, PLLC

16510 BALCH PLACE

MANNSVILLE, NY 13661

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SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY DIG SAFELY NEW YORK (1.800.962.7962 OR 811) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING ANY EXCAVATION AND TEST BORINGS ACCORDING TO CODE RULE 753. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK AND THE OWNER PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND SHALL PROVIDE AT LEAST 72 HOURS NOTIFICATION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY OWNER INCLUDING THE TOWN OF CICERO FOR THE SANITARY CNNECTIONS. ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION OF AFFECTED UTILITIES SHALL BE APPROVED BY THE UTILITY OWNER, THE OWNER AND OTHER APPROVING AGENCIES.
3. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, AND STORMWATER POLLUTION PREVENTION PLAN.

SURVEY NOTES

1. TOPOGRAPHIC & PLANIMETRIC INFORMATION SHOWN HEREIN PLOTTED FROM FIELD SURVEY PERFORMED BY BARDOUN LAND SURVEYING
2. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
3. VERTICAL DATUM BASED ON NAVD1988. HORIZONTAL DATUM BASED ON NAD83, NEW YORK STATE PLANE COORDINATES, CENTRAL ZONE.

NEW YORK STATE D.O.T. SPECIFICATIONS:

1. CONTRACTOR SHALL FOLLOW REQUIREMENTS OF 608-01 STANDARD SHEETS
2. EXCEPT AS MODIFIED HEREIN, SECTIONS 200 THROUGH 700 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS ISSUED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, OFFICE OF ENGINEERING, INCLUDING ALL REVISIONS AND ADDENDA ISSUED BY NYSDOT PRIOR TO THE DATE THE NOTICE TO BIDDERS IS ADVERTISED, HEREINAFTER REFERRED TO AS THE NYSDOT STANDARD SPECIFICATIONS, SHALL GOVERN THE WORK TO BE DONE WHERE REFERRED TO ON THE PLANS AND IN THE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE NYSDOT STANDARD SPECIFICATIONS AND THESE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN.
3. ANY REFERENCE TO NYSDOT STANDARD SPECIFICATIONS IS LIMITED IN SCOPE TO TECHNICAL ENGINEERING AND CONSTRUCTION WORK; MATERIALS, DETAILS, PROCEDURES, ETC. ALL REFERENCES TO THE STATE OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NULL AND VOID WITH RESPECT TO LEGAL OR CONTRACTUAL RESPONSIBILITIES.
4. FOR CLARIFICATION, WHERE THE STATE OF NEW YORK OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NAMED IN THE STANDARD SPECIFICATIONS, SUCH REFERENCES SHALL BE TAKEN TO MEAN EITHER THE ENGINEER OR OWNER AS DEFINED BY THE CONTRACT, EACH WITH SEPARATE AND DISTINCT RESPONSIBILITIES DESCRIBED OR REASONABLY IMPLIED BY THE CONTRACT.
5. THE CONTRACTOR IS ADVISED THAT THE METHOD OF MEASUREMENT AND BASIS OF PAYMENT FOR INDIVIDUAL NYSDOT ITEM NUMBERS DOES NOT NECESSARILY REFLECT THE OWNER'S METHOD OF MEASUREMENTS AND/OR BASIS OF PAYMENT.

GENERAL UTILITY:

1. THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION AND DEPTH PRIOR TO COMMENCING WORK. BEFORE ANY PIPE IS INSTALLED, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES AT PROPOSED PIPE CROSSINGS TO ENABLE THE OWNER'S REPRESENTATIVE TO VERIFY NO CONFLICTS OF UTILITY LOCATIONS SHALL OCCUR. IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE AND JOINT TYPE OF EXISTING PIPES AT CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, TO ENABLE AN APPROVED COMPATIBLE CONNECTION.

DRAINAGE:

1. STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE DRAINAGE PIPE WITH MANNINGS "N" OF 0.012 OR LESS (ADS N-12 OR APPROVED EQUAL).
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS.
3. FRAMES AND GRATES SHALL BE AS NOTED ON RESPECTIVE DETAILS.
4. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS AND FOREIGN MATTER AND OPERATIONAL THROUGHOUT THE DURATION OF THE CONTRACT.
5. ALL PROPOSED CATCH BASINS AND MANHOLE RIMS TO BE ADJUSTED TO FINISHED GRADE ELEVATION, AS REQUIRED.

SANITARY SEWER:

1. CONTRACTOR SHALL NOT DIRECT SURFACE OR SUBSURFACE WATER TO THE SANITARY SEWER SYSTEM WITHOUT WRITTEN PERMISSION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DISPOSAL OF WATER.
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS EXCEPT WITHIN YARDS.
3. ALL SANITARY SEWER PIPE SHALL BE SDR-35.
4. LETTERING ON MANHOLE COVERS TO READ "SANITARY SEWER". MANHOLE RIMS ARE TO BE ADJUSTED TO MEET FINISHED GRADE ELEVATION.

WATERMAIN:

1. WATER SERVICE SHALL BE AS NOTED IN SCHEDULE.

PIPE SCHEDULE	
WATER	HDPE
SANITARY	SDR-35
STORM	SICPP ADS N-12 WT

GRADING:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED. NO TREES CAN BE CLEARED DURING THE INDIANA BAT SEASON 6" CALIBER OR LARGER
2. AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
3. ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
4. ALL EMBANKMENT MATERIALS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
5. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS.
6. ALL DISTURBED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE STORMWATER DESIGN MANUAL.

STABILIZATION WITH MULCH:

1. PROTECTIVE MATERIALS:
   A. UNROTTED SMALL-GRAIN STRAW OR SALT HAY SHALL BE SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS OR NETTING TIEDOWN.

   B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED, UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.

   C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER.

   D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED.

   E. EXCELSIOR MATTING SHALL BE USED ON SLOPES OF 1:4 OR STEEPER.
2. MULCH ANCHORING:
   A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE AND AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

   B. MULCH NETTINGS - STAPLE PAPER, COTTON OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

PRELIMINARY NOT FOR CONSTRUCTION
DATE: 07/19/2021

NO.	DATE	DRAWING RELEASE

GENERAL NOTES

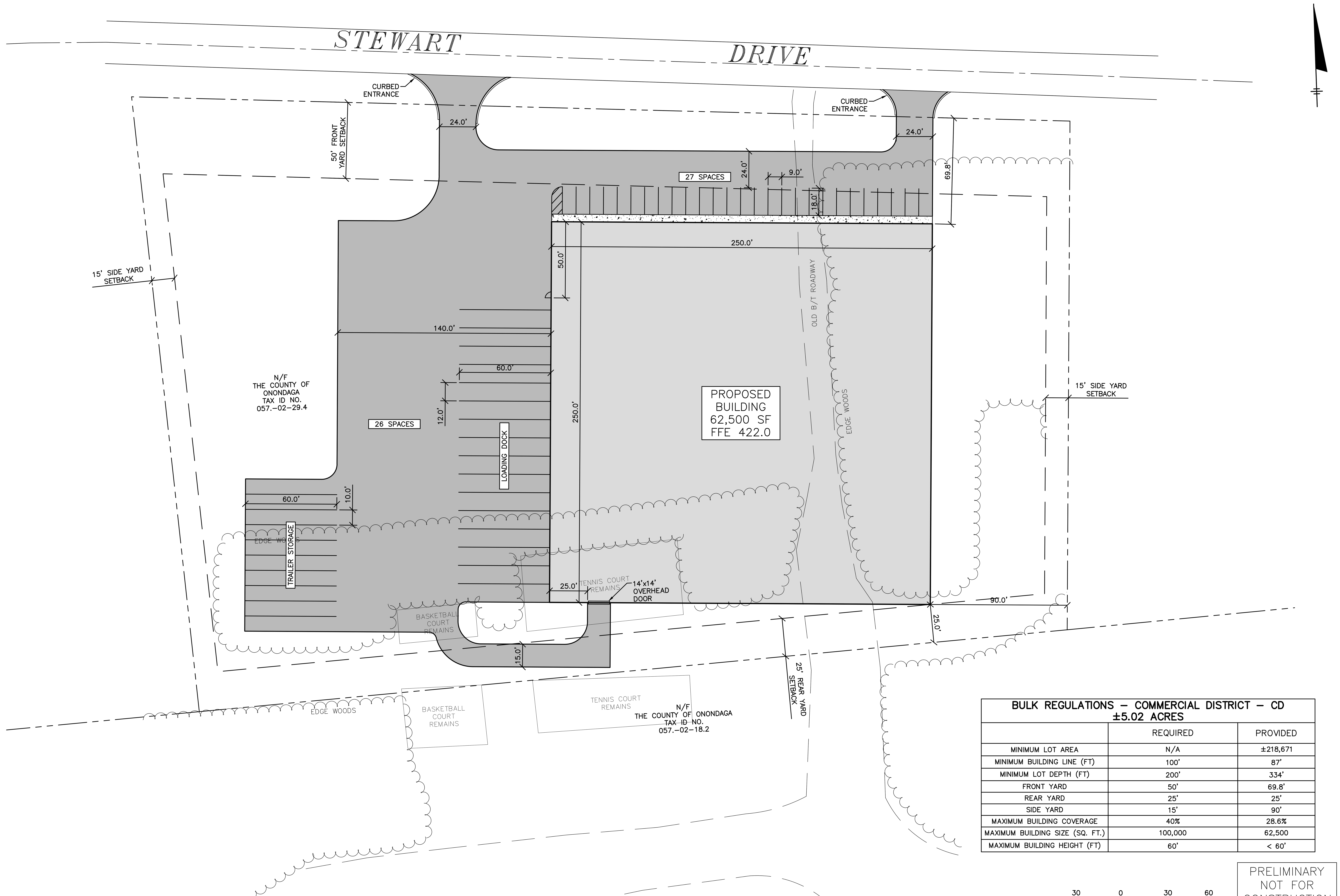
MBL ENGINEERING, PLLC

DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT #
21-240

DATE:
JULY 2021

SHEET #
C-001



BULK REGULATIONS – COMMERCIAL DISTRICT – CD ±5.02 ACRES	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	±218,671
MINIMUM BUILDING LINE (FT)	100'	87'
MINIMUM LOT DEPTH (FT)	200'	334'
FRONT YARD	50'	69.8'
REAR YARD	25'	25'
SIDE YARD	15'	90'
MAXIMUM BUILDING COVERAGE	40%	28.6%
MAXIMUM BUILDING SIZE (SQ. FT.)	100,000	62,500
MAXIMUM BUILDING HEIGHT (FT)	60'	< 60'

PLAN
SCALE: 1"=30'

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

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DATE: 07/19/2021

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NO.	DATE

SITE PLAN

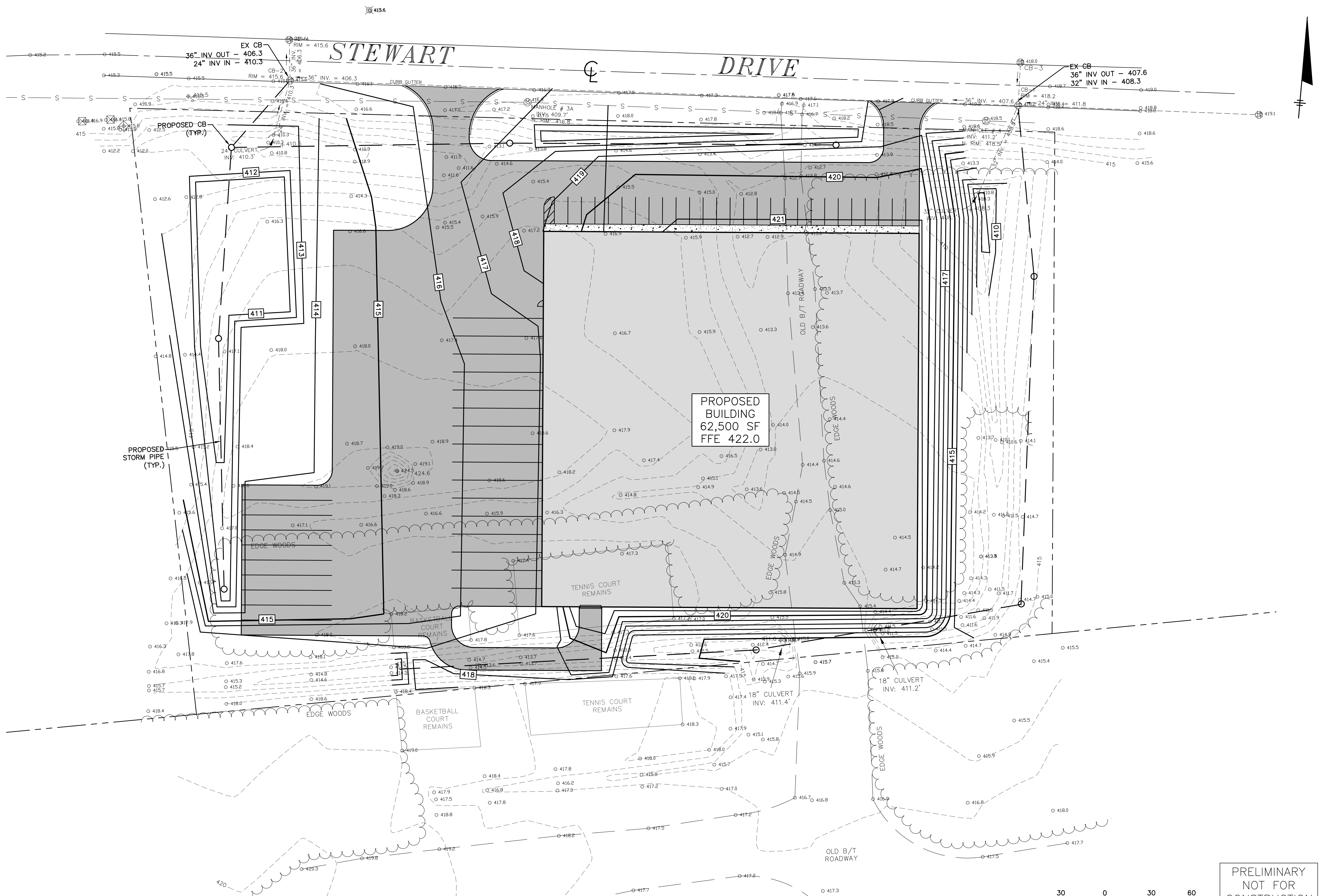
MBL ENGINEERING, PLLC

DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT # 21-240

DATE: JULY 2021

SHEET # C-101



PLAN

SCALE: 1"=30'

1"=30' 30 0 30 60

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

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DATE: 07/19/2021

NO.	DATE	DRAWING RELEASE

SITE GRADING, DRAINAGE & ESC PLAN

MBL ENGINEERING, PLLC

DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT #
21-240

DATE:
JULY 2021

SHEET #
C-102

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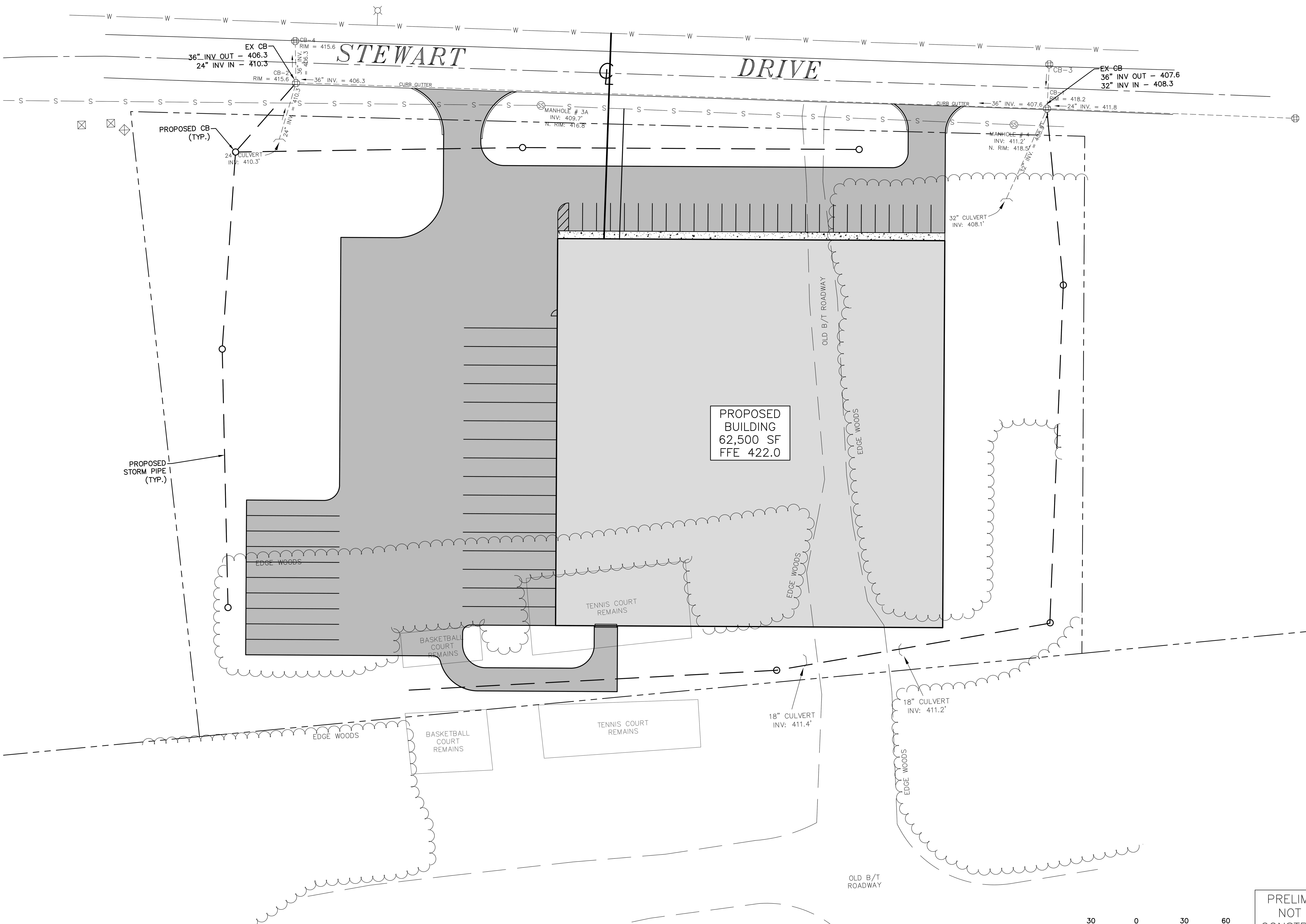

PLAN
SCALE: 1"=30'

1"=30' 30 0 30 60

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

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NOT FOR
CONSTRUCTION
DATE: 07/19/2021

NO.	DATE	DRAWING RELEASE

SITE UTILITY PLAN

MBL ENGINEERING, PLLC

DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT #
21-240

DATE:
JULY 2021

SHEET #
C-103

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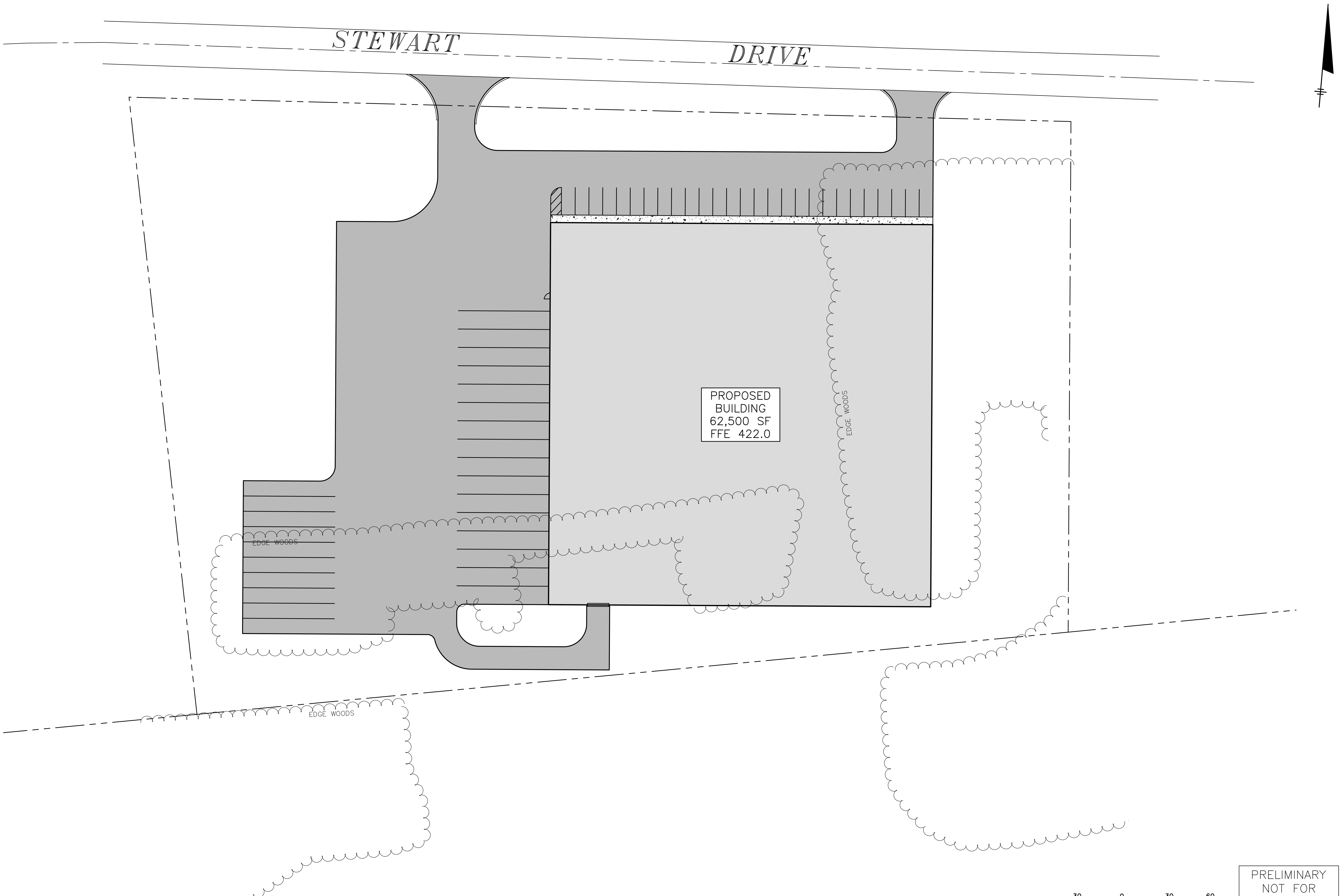

PLAN
SCALE: 1"=30'

1"=30' 30 0 30 60

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

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PHOTOMETRIC PLAN

MBL ENGINEERING, PLLC

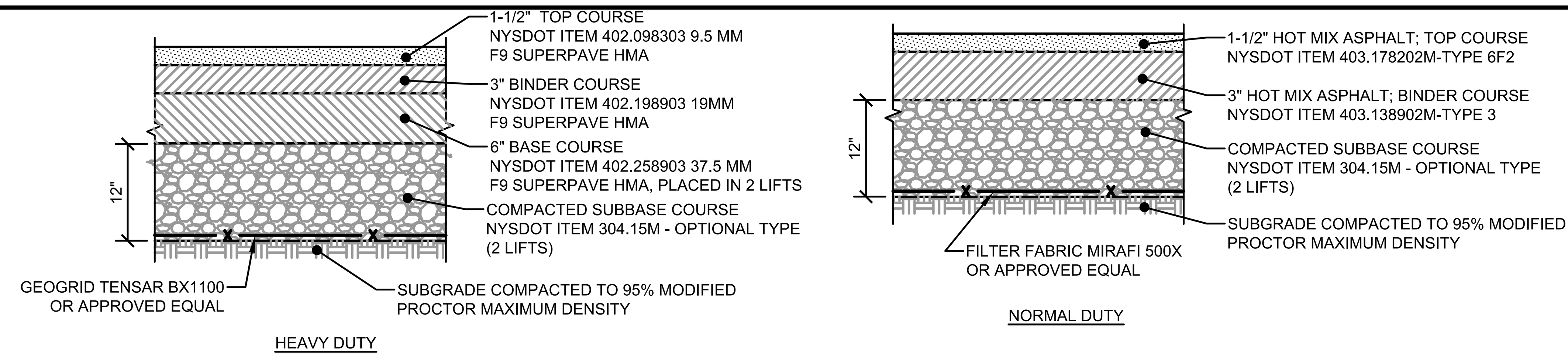
DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT #
21-240

DATE:
JULY 2021

SHEET #
C-104

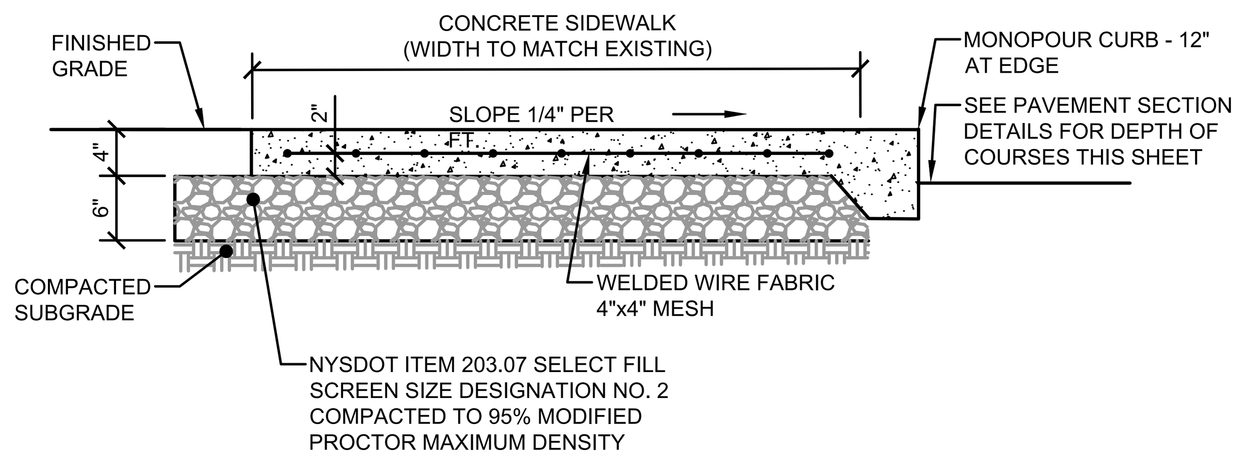
SAVED: 7/19/21 1:24 PM



NOTE:

1. SEE SHEET C-003 FOR LIMITS OF HEAVY DUTY AND NORMAL DUTY PAVEMENT.

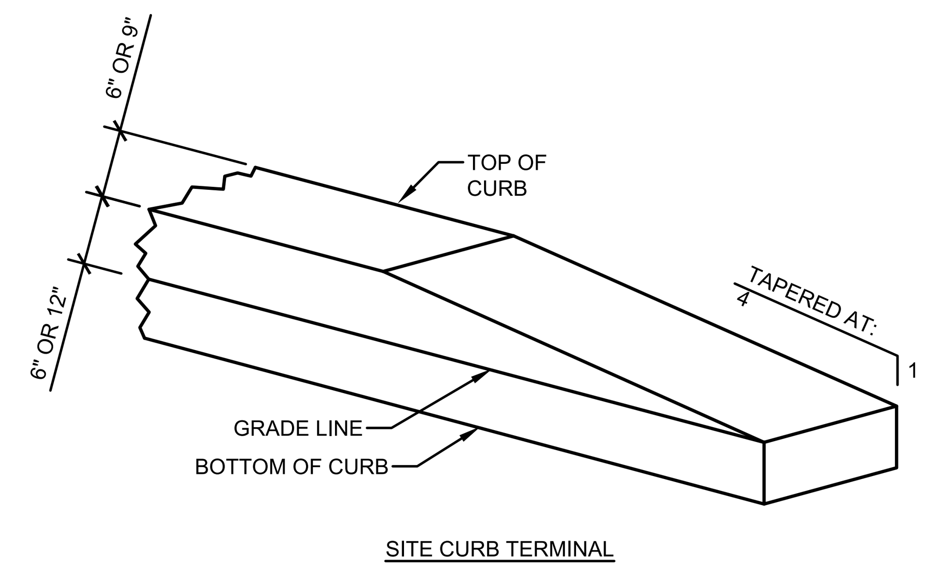
A ASPHALT CONCRETE PAVEMENT SECTIONS
NOT TO SCALE

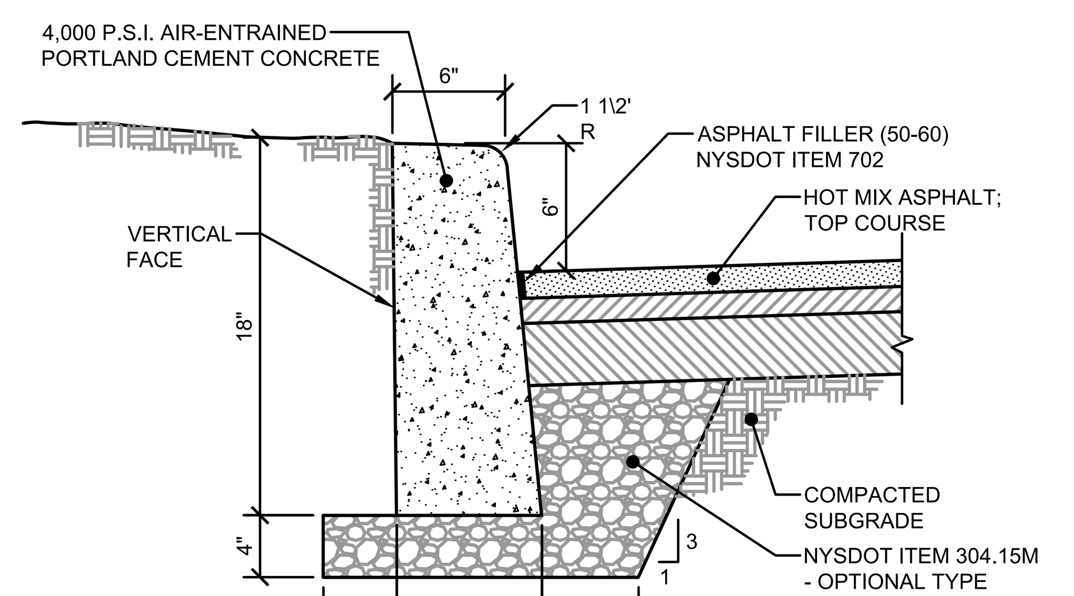


NOTES:

1. CONCRETE SHALL BE 4500 P.S.I. (MIN.) AIR ENTRAINED CONCRETE.
2. FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25', MARKED JOINTS SHALL BE AT 5' SPACING AND FORMED BY A GROOVING TOOL. SEE EXPANSION JOINT DETAIL ON SHEET G-8.
3. CONCRETE SURFACE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

B TYPICAL SIDEWALK DETAIL
NOT TO SCALE



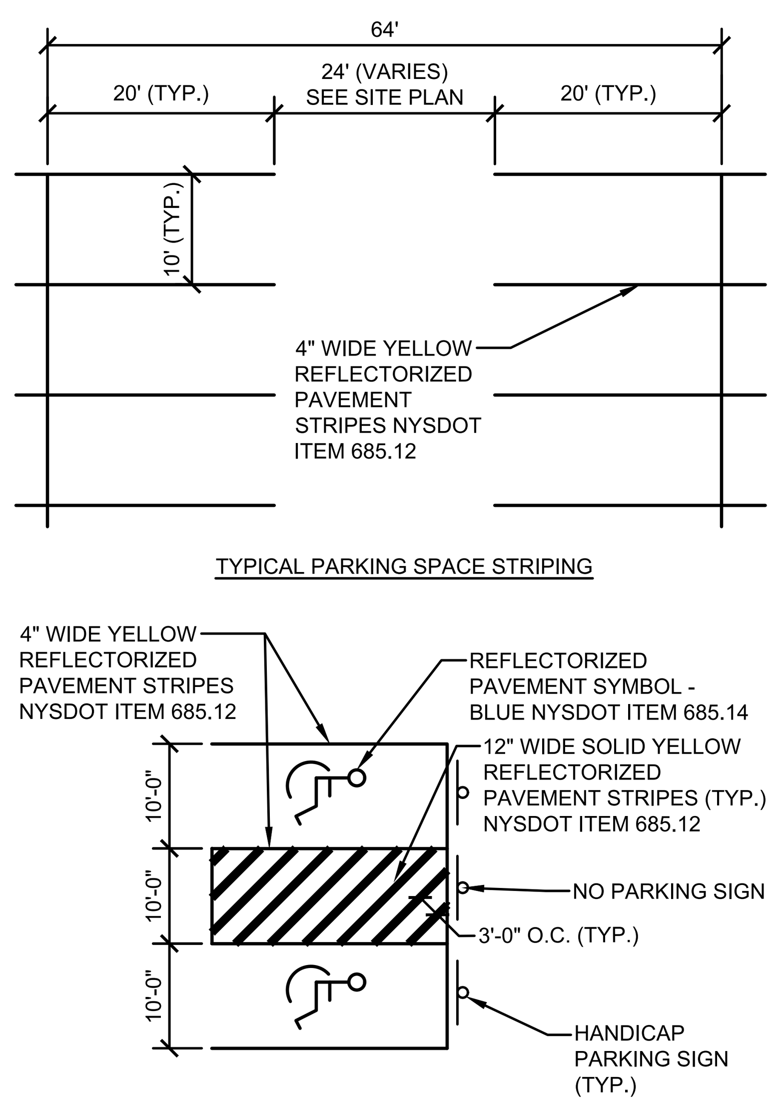


NOTES:

1. CURB SHALL BE CAST IN PLACE; NYSDOT ITEM 609.04 - TYPE B150.
2. EXPANSION JOINTS SHALL BE OF 1/2" PREMOLDED BITUMINOUS JOINT FILLER PLACED AT 12 FOOT INTERVALS, TO FULL DEPTH OF CURB. UPON REMOVAL OF FORMS AND/OR FINAL FINISHING, ALL CONCRETE TO BE SPRAYED WITH WHITE - PIGMENTIC MEMBRANE CURING COMPOUND.

TYPICAL SECTION

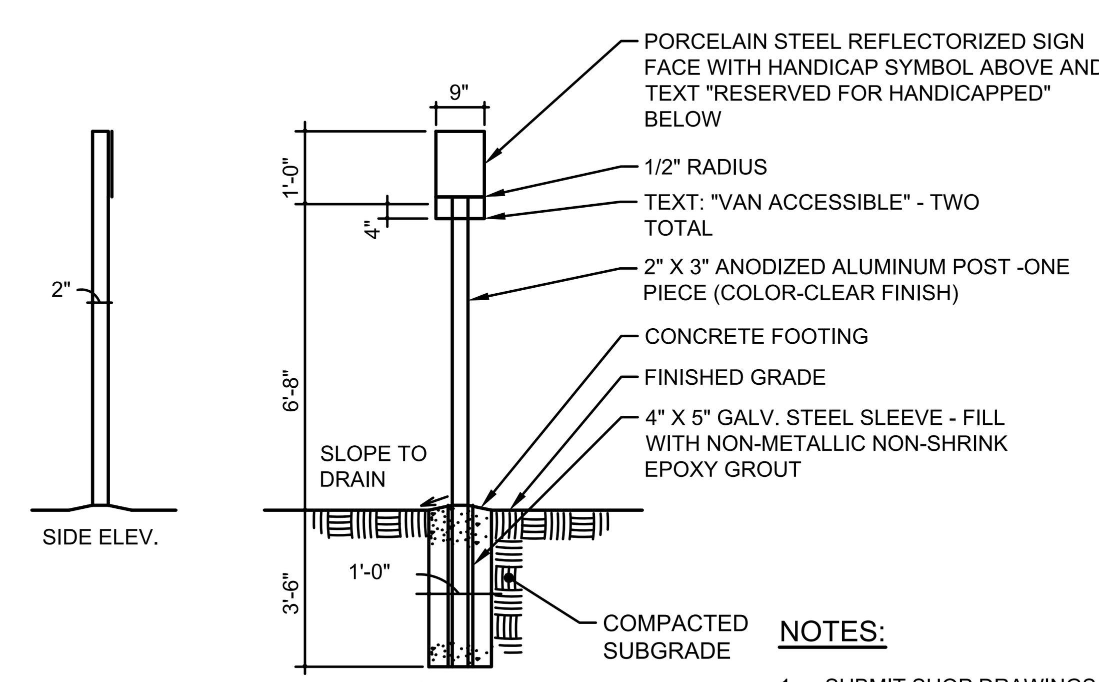
D SITE CURBING DETAILS
NOT TO SCALE



NOTE:

1. PAVEMENT MARKINGS SHALL BE EPOXY REFLECTORIZED AS SPECIFIED IN THE NYSDOT STANDARD SPECIFICATIONS SECTION 685, AND IN CONFORMANCE WITH THE MUTCD.

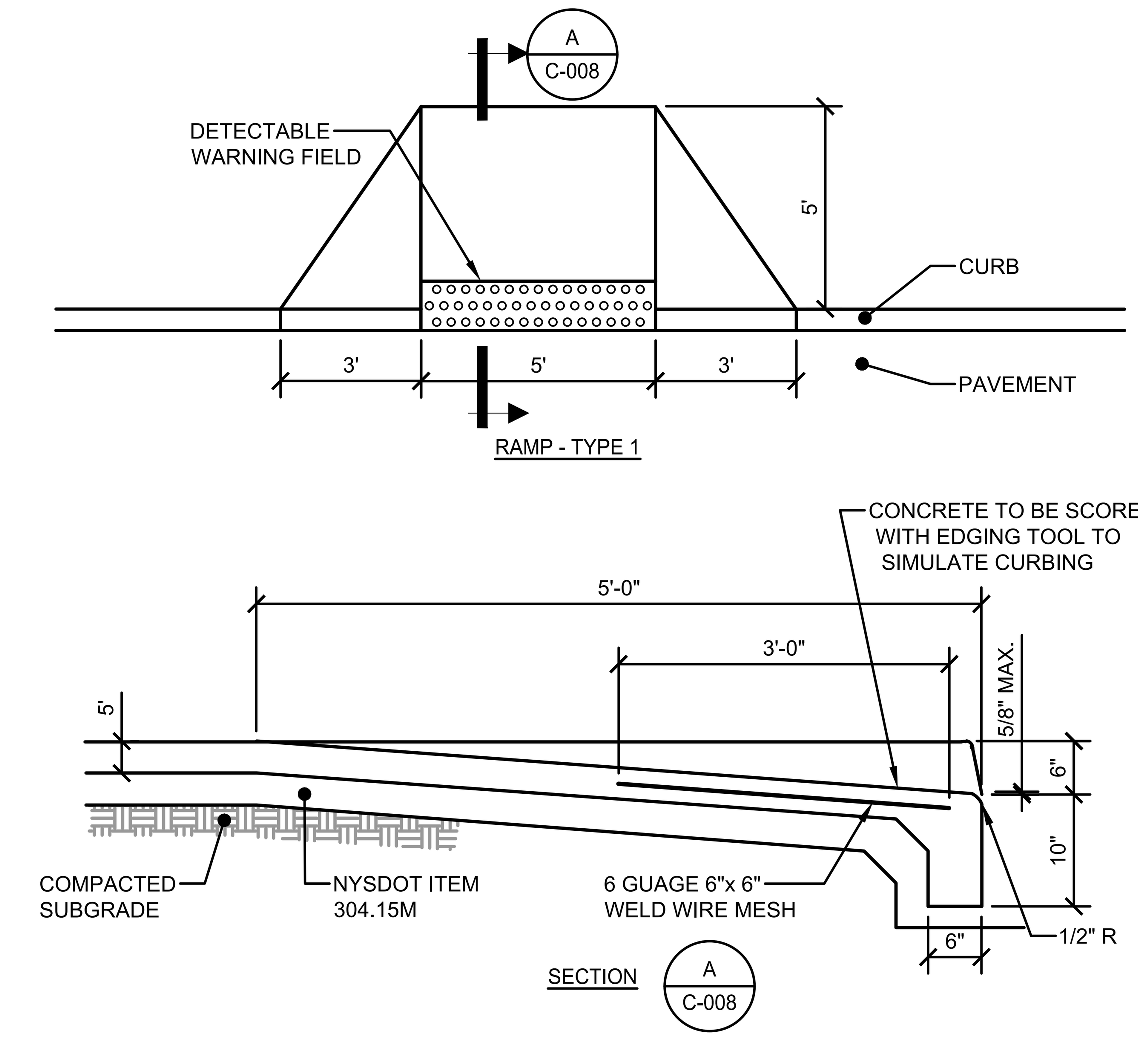
C STRIPING DETAILS
NOT TO SCALE



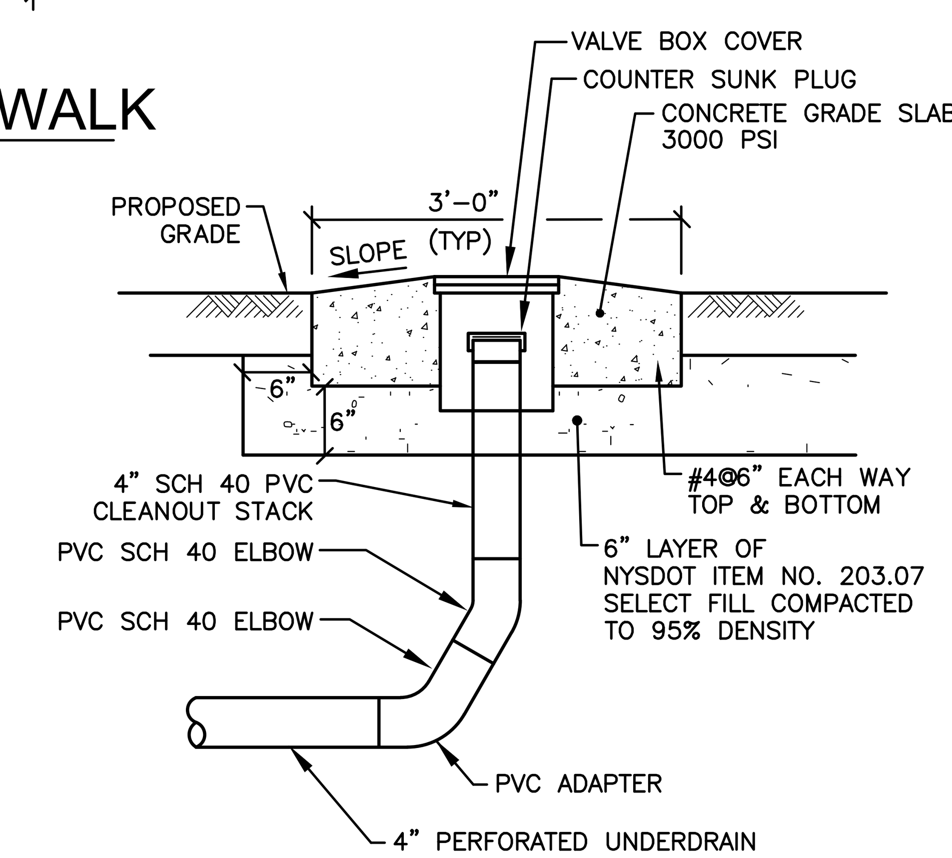
NOTES:

1. SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. SIGN SHALL CONFORM TO THE LATEST ADA REQUIREMENTS.

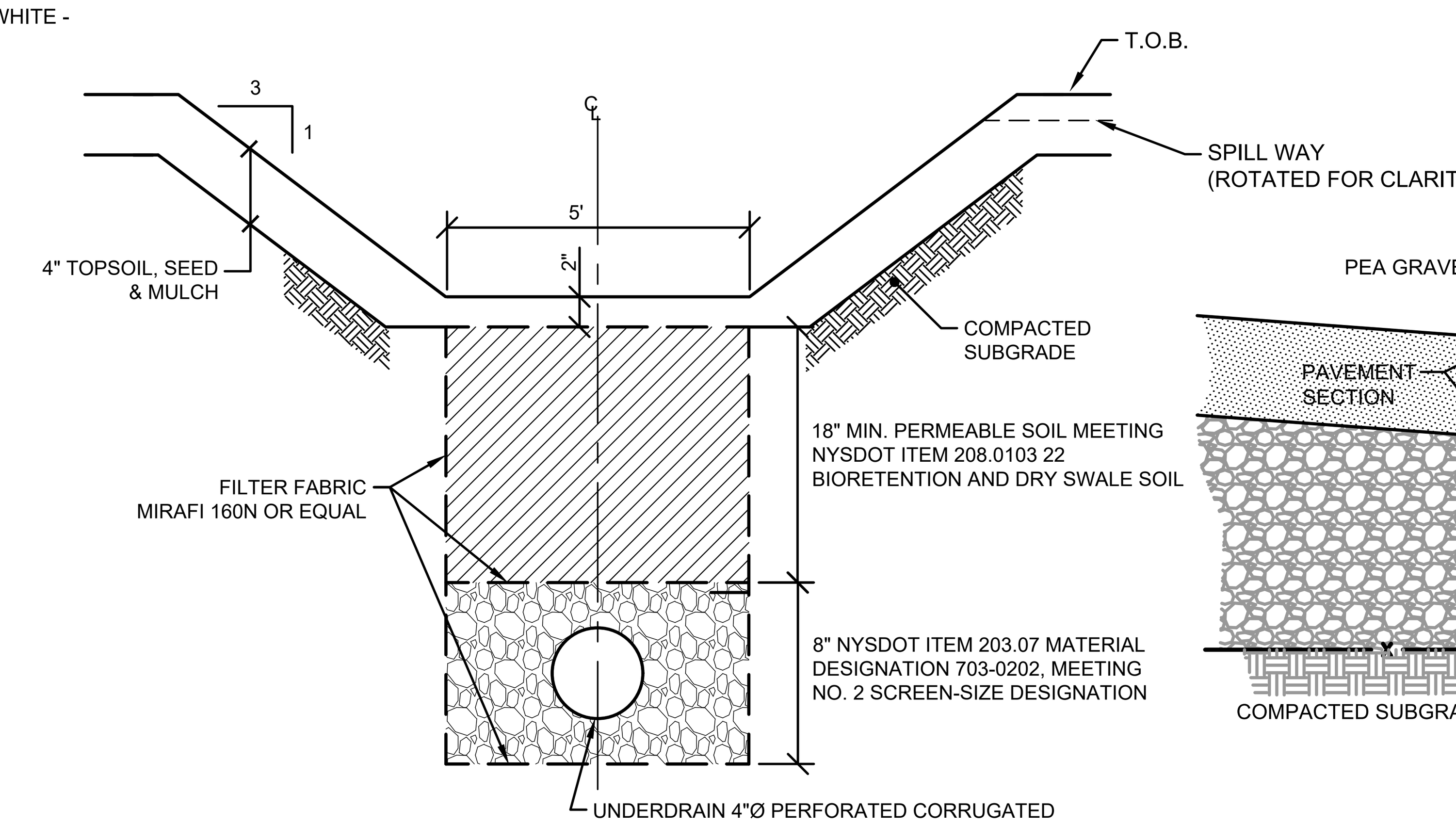
E HANDICAP PARKING SIGN
NOT TO SCALE



F HANDICAP ACCESS SIDEWALK
NOT TO SCALE



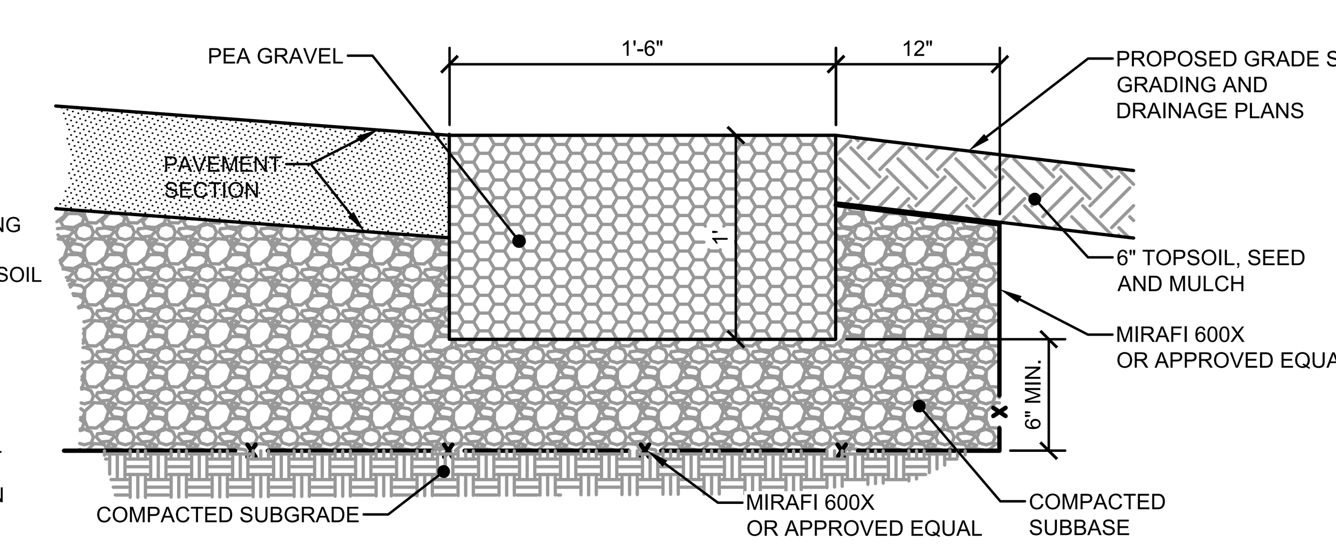
I DRY SWALE CLEANOUT
NOT TO SCALE



NOTE:

1. CLEANOUTS SHALL BE INSTALLED EVERY AT THE START OF EACH RUN PER DETAIL ON THIS SHEET

H DRY SWALE DETAIL
NOT TO SCALE



G PEA GRAVEL STRIP DETAIL
NOT TO SCALE

STATE OF NEW YORK
MICHAEL BYRON LA...
087148
LICENSED PROFESSIONAL ENGINEER

DRAWING RELEASE

NO.	DATE	

MISCELLANEOUS DETAILS

MBL ENGINEERING, PLLC

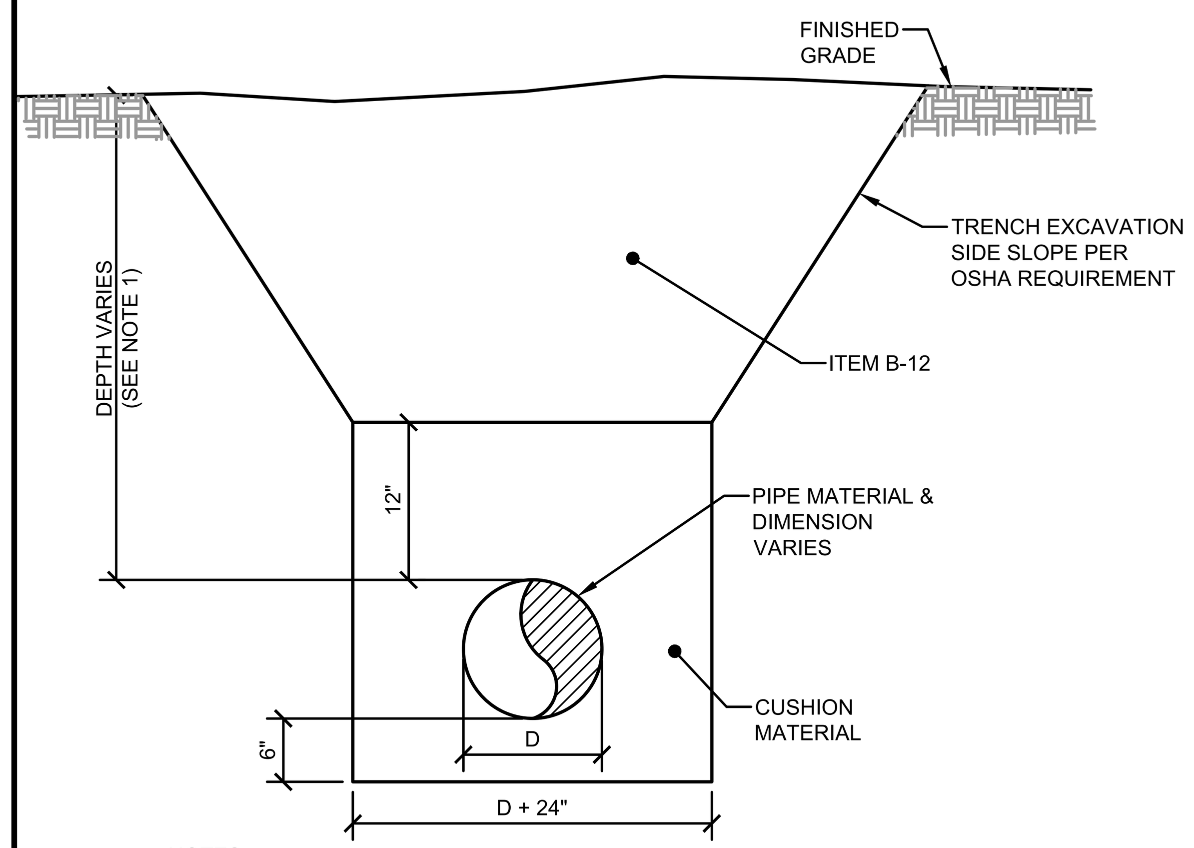
DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT #
21-240

DATE:
JULY 2021

SHEET #
C-501

SAVED: 7/19/21 1:25 PM

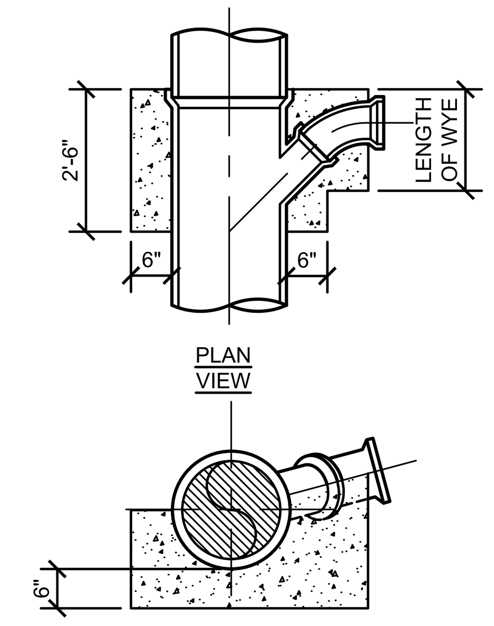


NOTES:

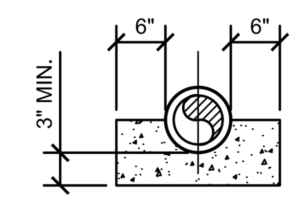
1. MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   - DOMESTIC WATER - 5' MIN.
   - SANITARY - 4' MIN.
   - STORM - VARIES
2. REFER TO SANITARY SEWER PROFILES FOR SANITARY DEPTHS.
3. NATIONAL GRID SHALL PROVIDE INSTALLATION OF GAS MAIN, INCLUDING BACKFILL AND COMPACTION.

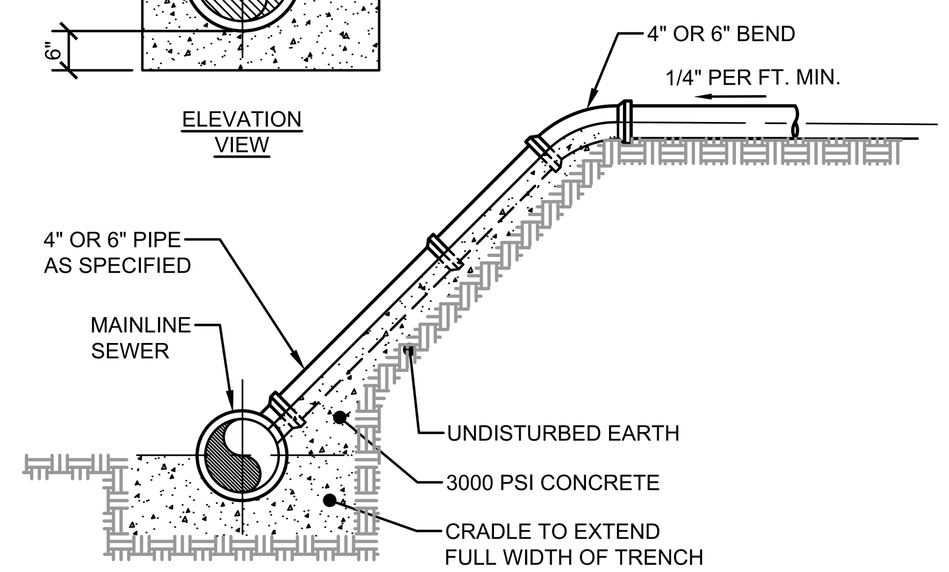
(A) TYPICAL TRENCH DETAIL

NOT TO SCALE



NOTE:
THE MINIMUM LENGTH OF THE WYE IS 1'-5" MEASURED FROM OUTSIDE OF BELL TO THE INTERSECTION OF THE CENTERLINE OF THE BRANCH AND THE CENTERLINE OF THE MAINLINE SEWER.





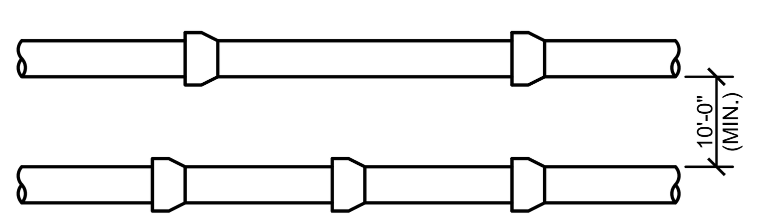
RISER - CROSS SECTION

NOTE:

1. LATERALS TO VACANT LOTS WILL BE TERMINATED WITH THE PUBLIC SEWER PORTION, APPROXIMATELY 2' BEYOND THE CURB LINE AND CAPPED. PROVIDE 2"x4" PRESSURE TREATED LUMBER FROM PIPE CROWN TO WITHIN 6" OF GRADE FOR LOCATING.

(E) TYPICAL LATERAL & RISER CONNECTION

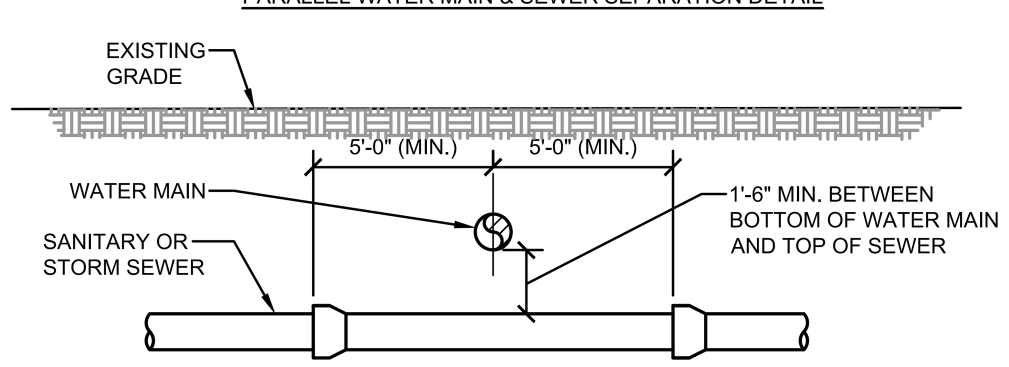
NOT TO SCALE



NOTE:

A MINIMUM HORIZONTAL SEPARATION OF 10'-0" SHALL BE MAINTAINED BETWEEN WATER MAINS & ALL STORM & SANITARY SEWERS. ANY DEVIATION OF THE MINIMUM 10'-0" HORIZONTAL SEPARATION SHALL BE APPROVED BY THE REVIEWING AGENCY PRIOR TO CONSTRUCTION.

PARALLEL WATER MAIN & SEWER SEPARATION DETAIL

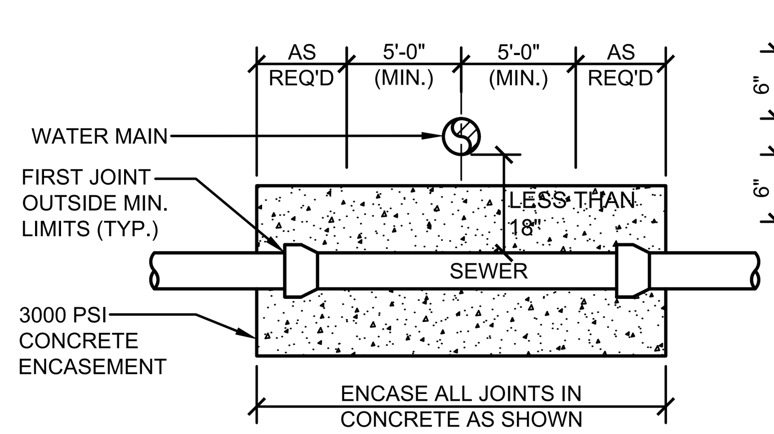


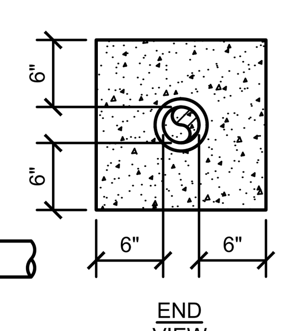
PROFILE

NOTE:

IF MINIMUM SEPARATION DISTANCES SHOWN CAN NOT BE MET, SEE CROSSING REQUIREMENTS BELOW.

WATER MAIN & SEWER CROSSING SEPARATION DETAIL





PROFILE

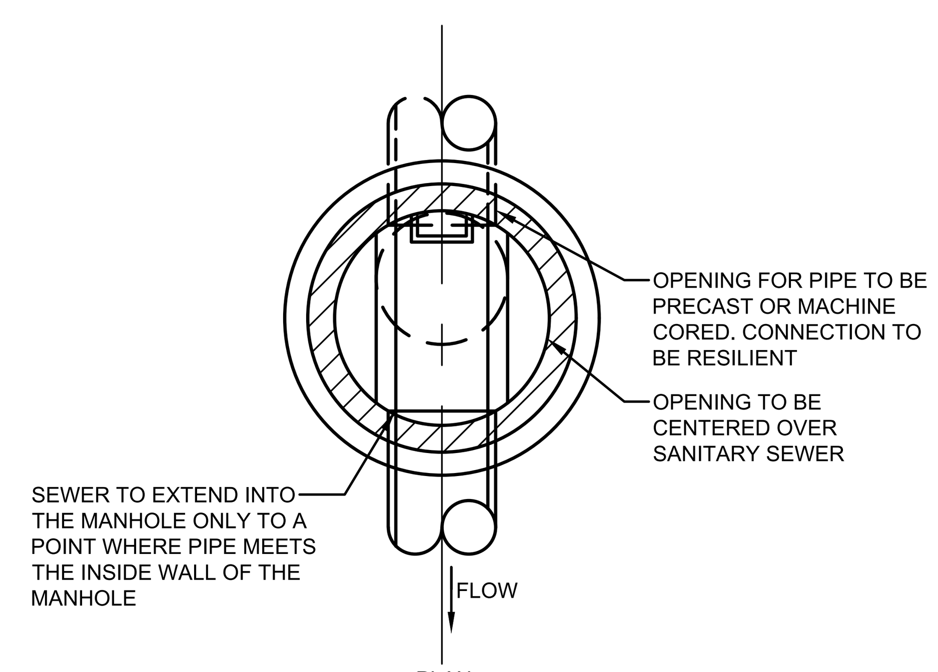
NOTE:

1. ENCASE IN CONCRETE ALL SEWER JOINTS WITHIN 10 FT. OF WATER CROSSING.

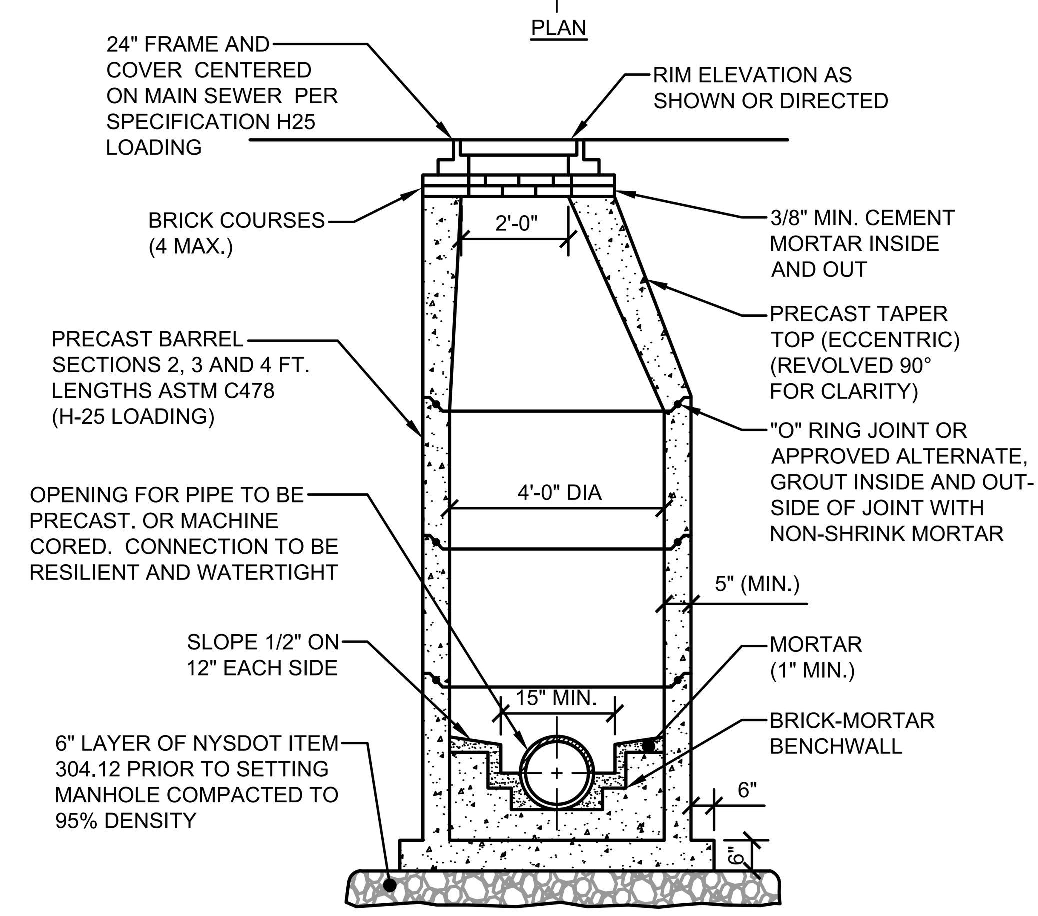
WATER MAIN & SEWER CROSSING MINIMUM SEPARATION REQUIREMENTS

(B) TYPICAL WATER MAIN AND SEWER SEPARATION DETAIL

NOT TO SCALE



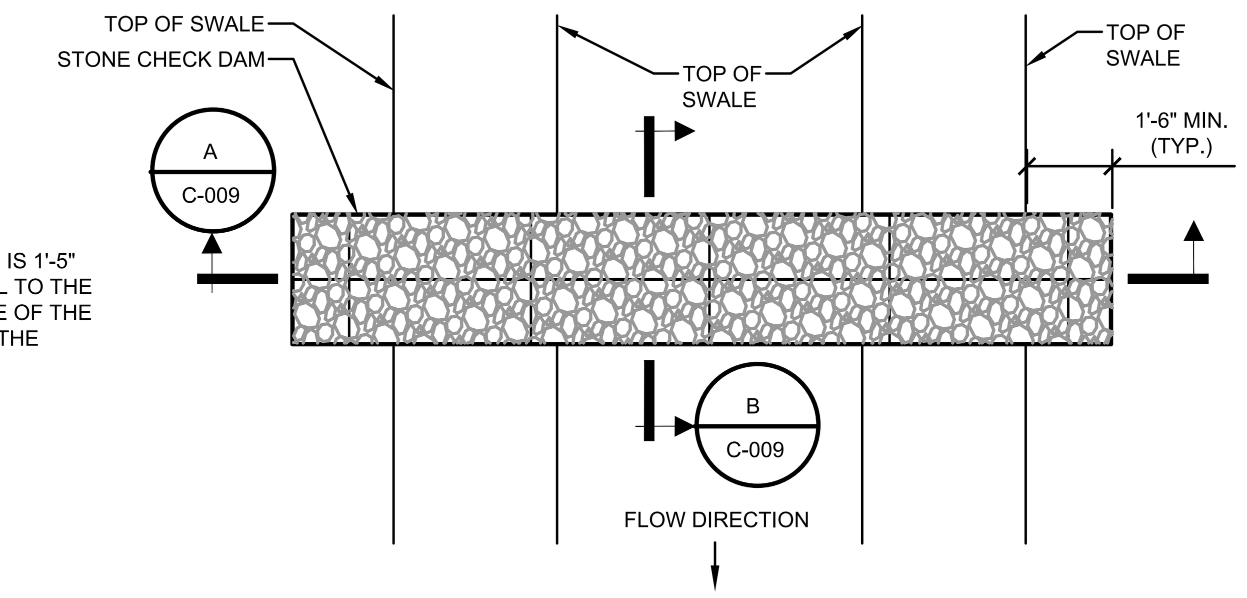
PLAN



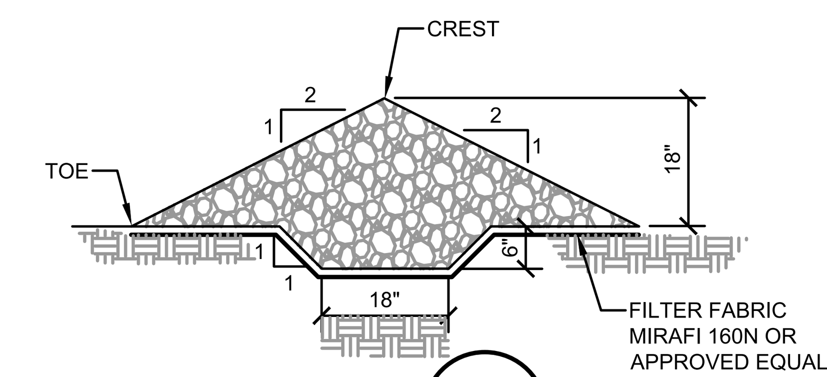
SECTION

(D) TYPE "A" STANDARD PRECAST MANHOLE DETAIL

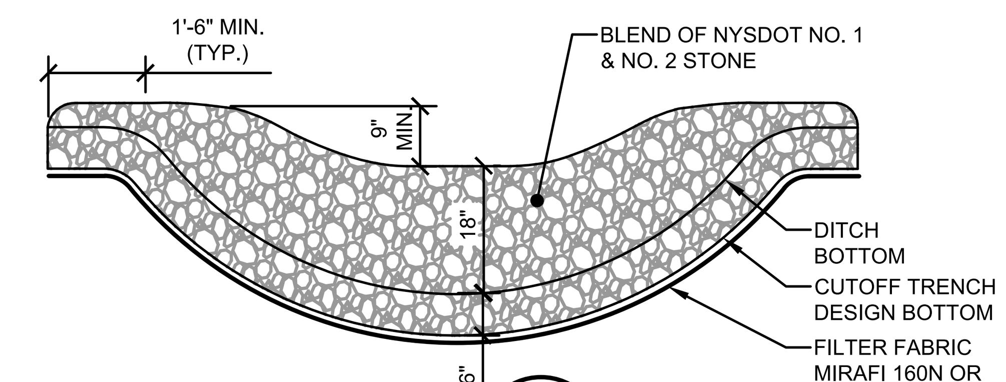
NOT TO SCALE



PLAN



SECTION (B C-009)



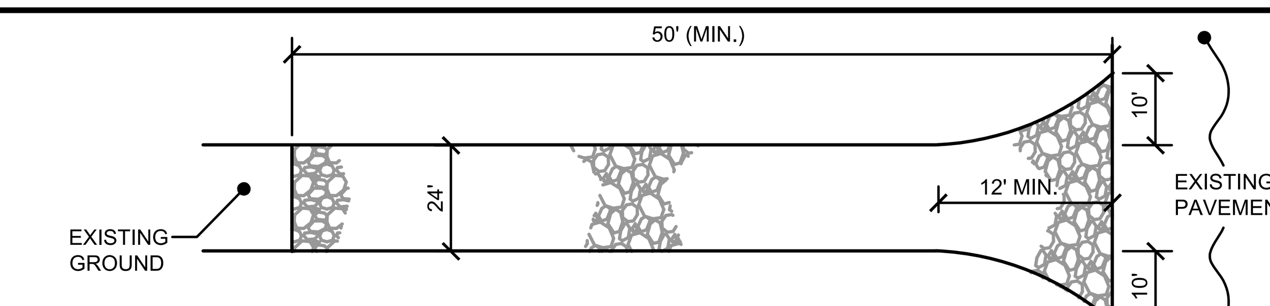
SECTION (A C-009)

NOTES:

1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
2. SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

(H) STONE CHECK DAM DETAIL

NOT TO SCALE



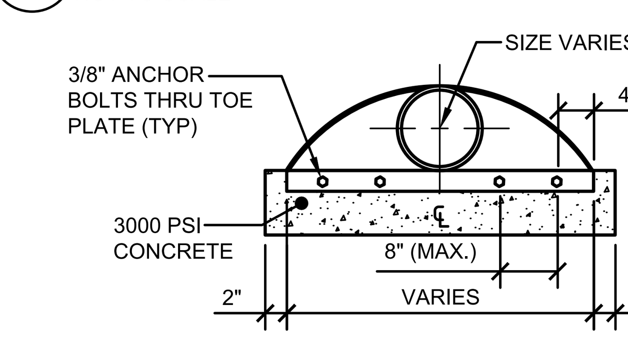
PLAN VIEW

NOTES:

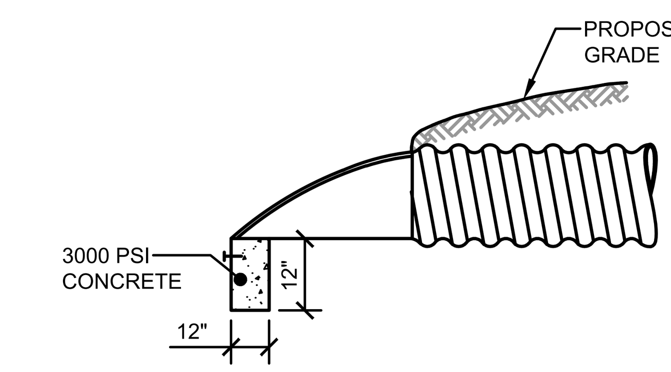
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH 24' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE EGRESS OCCURS.
5. FILTER FABRIC (MIRAFI 140N OR EQUAL) - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS NOT POSSIBLE, A MOUNTABLE BERM 3' WIDE (MIN.) WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC OP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO ADJACENT SEDIMENT BASINS.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.
10. CONTRACTOR SHALL FIELD LOCATE AS REQUIRED WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.

(F) STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



ELEVATION



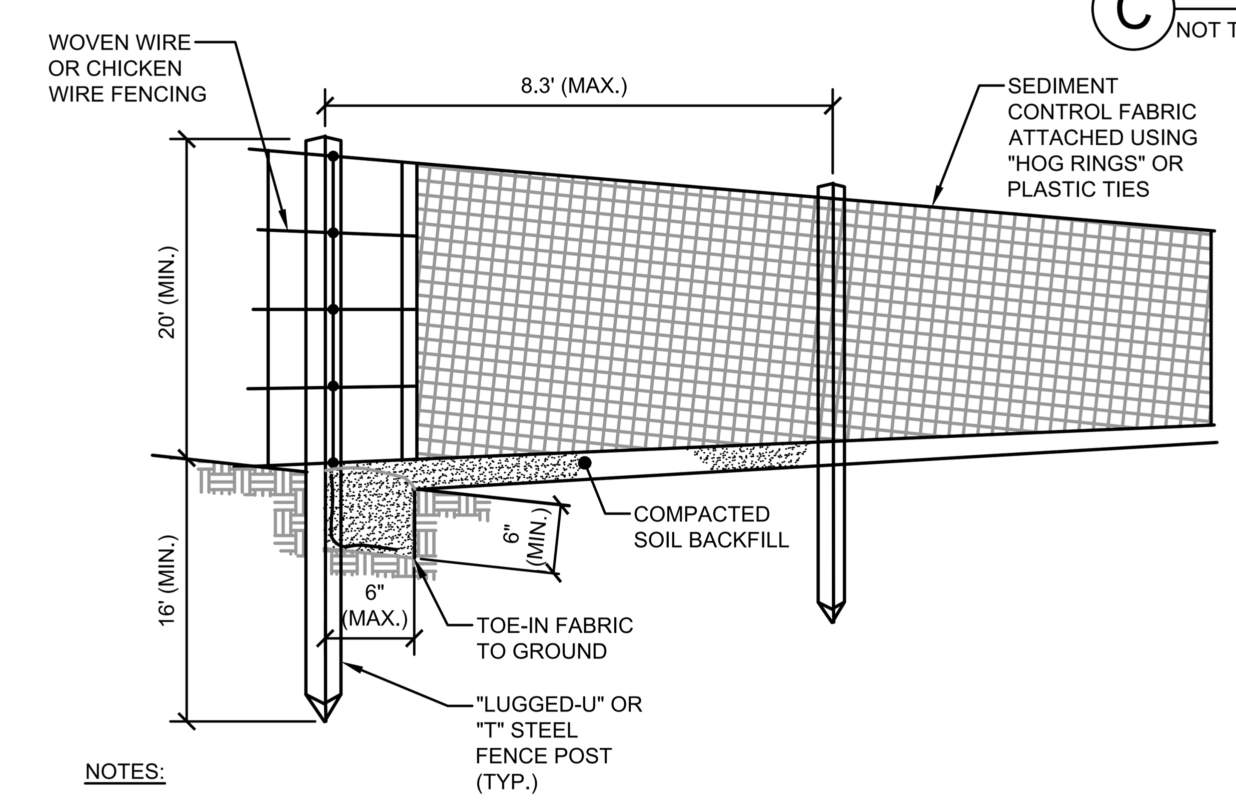
CROSS SECTION

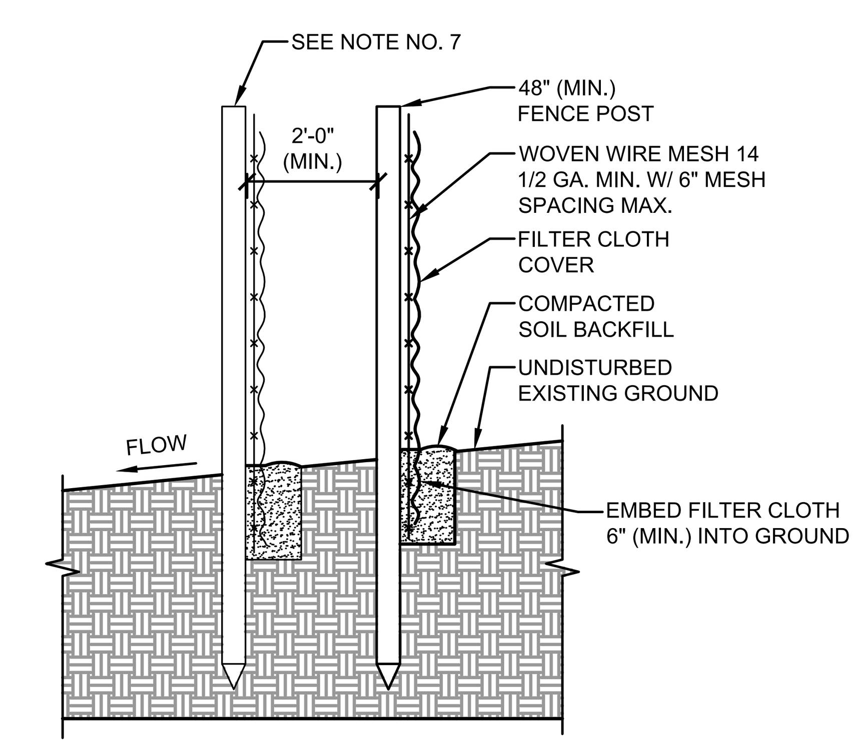
NOTES:

1. GALVANIZED END SECTION SHALL BE ORDERED ONE SIZE LARGER THAN NOMINAL DIAMETER OF PIPE WHEN ATTACHING TO SICPP.
2. END SECTIONS TO BE INSTALLED ON ALL PROPOSED STORM SEWER INLETS AND OUTLETS.

(C) FLARED END SECTION

NOT TO SCALE





SECTION DETAIL

NOTES:

1. SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLANS.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. FENCE TO BE ALIGNED ALONG CONTOUR AS CLOSELY AS POSSIBLE.
7. FENCE SHALL BE DOUBLED AT THE TOE OF ALL SLOPES GREATER THAN 15 PERCENT, AND ADJACENT TO WATER BODIES, WETLANDS AND ALL ENVIRONMENTAL SENSITIVE AREAS.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE 14.5 GAUGE 6" MAX. MESH OPENING

FILTER CLOTH: MINIMUM TENSILE STRENGTH OF 120LBS. (ASTM D-16826)

PREFABRICATED UNIT: MIRAFI ENVIROFENCE, OR APPROVED EQUAL

(G) SILT FENCE DETAIL

NOT TO SCALE

STATE OF NEW YORK
MICHAEL BYRON LA...
087148
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DRAWING RELEASE

MISCELLANEOUS DETAILS

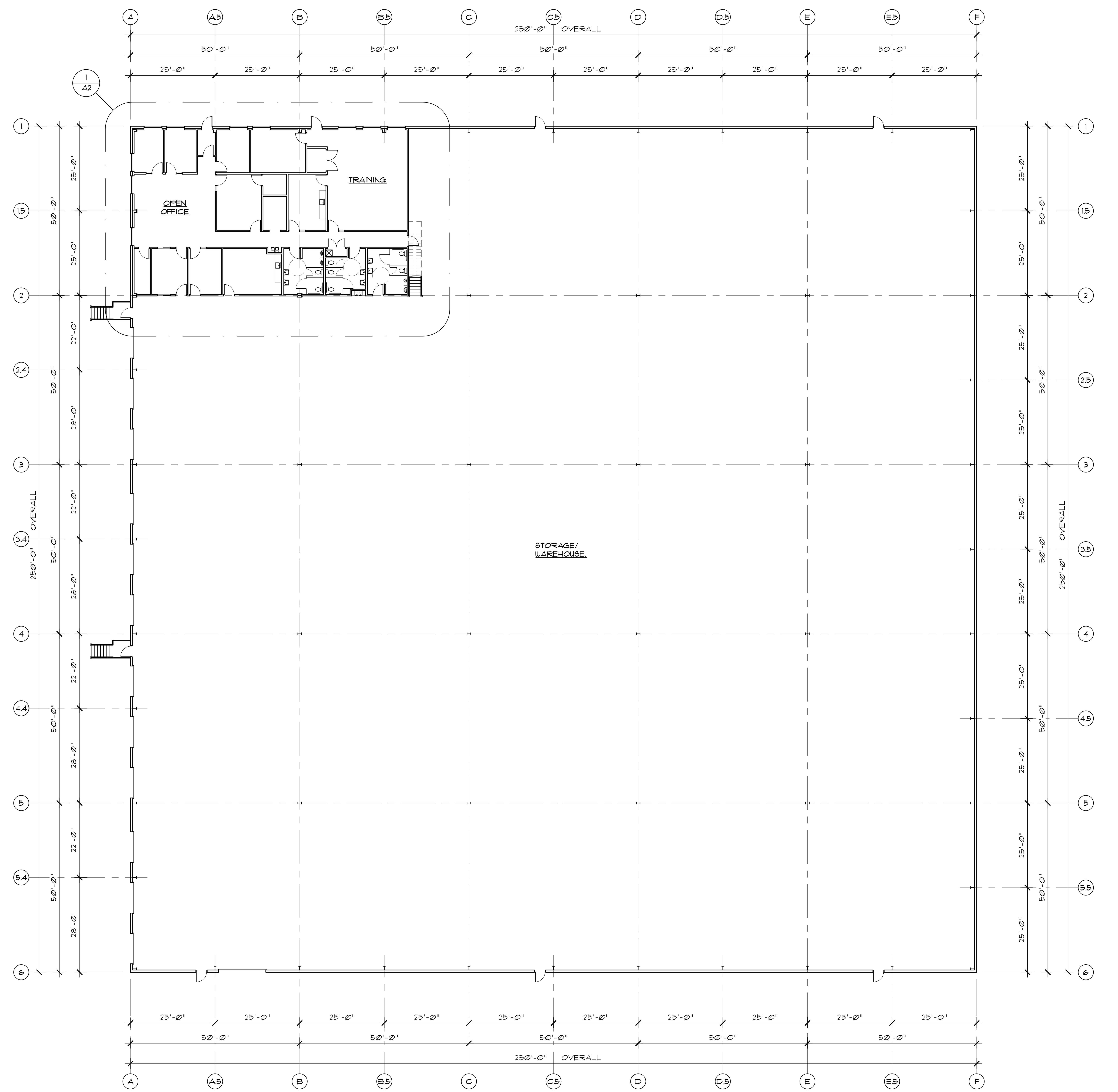
MBL ENGINEERING, PLLC

DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT # 21-240

DATE: JULY 2021

SHEET # C-502



PROPOSED FLOOR PLAN

SCALE: 1/16"=1'-0"

1 / A1

PROJECT NORTH

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.6371

BUILDING INNOVATION GROUP
GENERAL CONTRACTORS
107 Lincoln Parkway
East Rochester, NY

Distribution Center
Stewart Drive
Cicero, New York

REVISED:

DATE: PRELIMINARY 7-22-21

DRAWING TITLE: FLOOR PLAN

SHEET NO: A1

PROJECT NO: 21-118

1
A2

PARTIAL FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT NORTH

HANLON ARCHITECTS

T: 585.223.6440
F: 585.563.6371

1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM

BUILDING INNOVATION GROUP
GENERAL CONTRACTORS
107 Lincoln Parkway
East Rochester, NY

Distribution Center
Stewart Drive
Cicero, New York

REVISED:

PRELIMINARY
7-22-21

DATE:

PARTIAL FLOOR PLAN

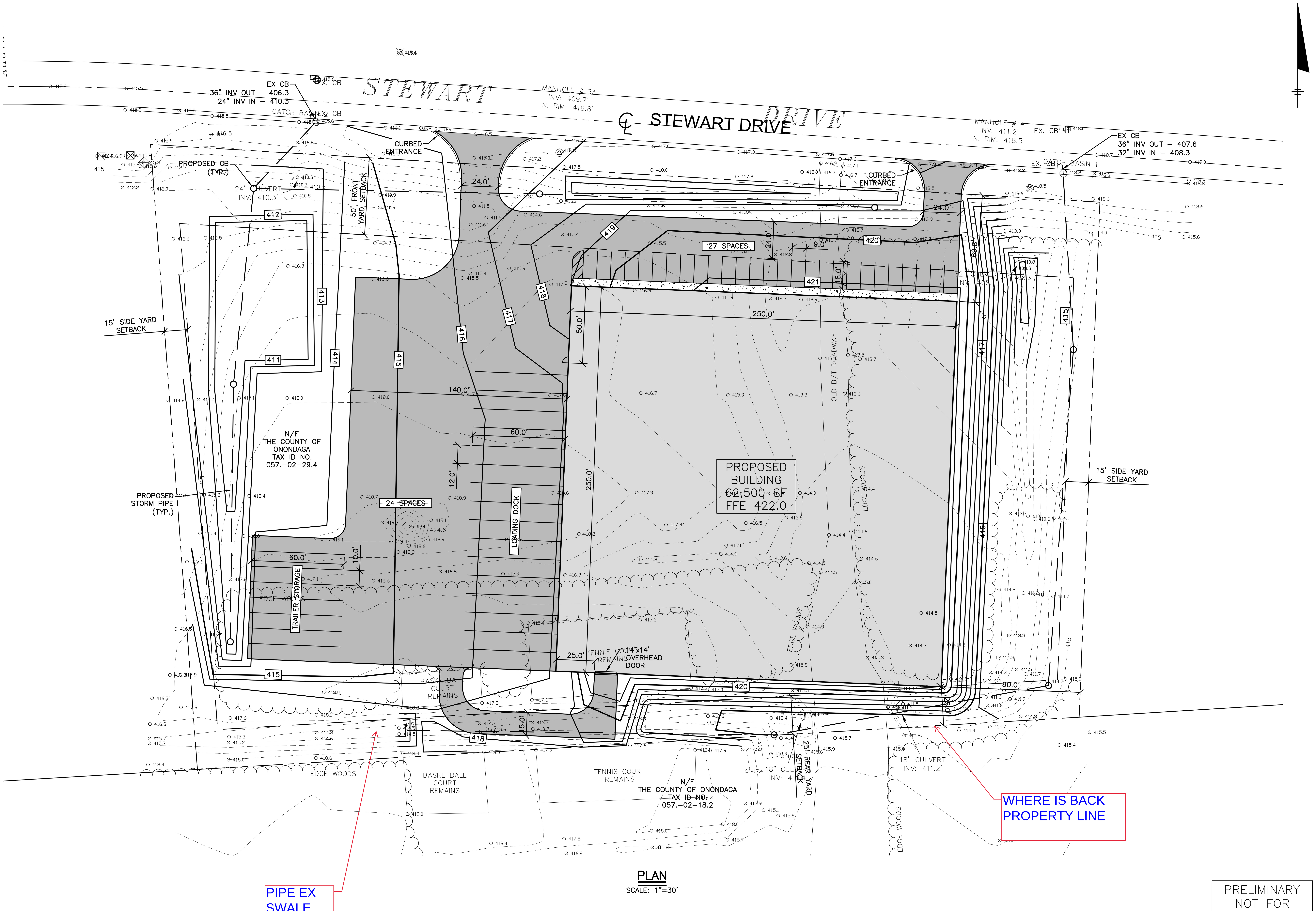
DRAWING TITLE:

A2

SHEET NO:

PROJECT NO: 21-118

SAVED: 7/19/21 10:08 PM



PRELIMINARY NOT FOR CONSTRUCTION

DATE: 07/7/2021

DRAWING RELEASE

NO. | DATE

CONCEPT SITE LAYOUT PLAN

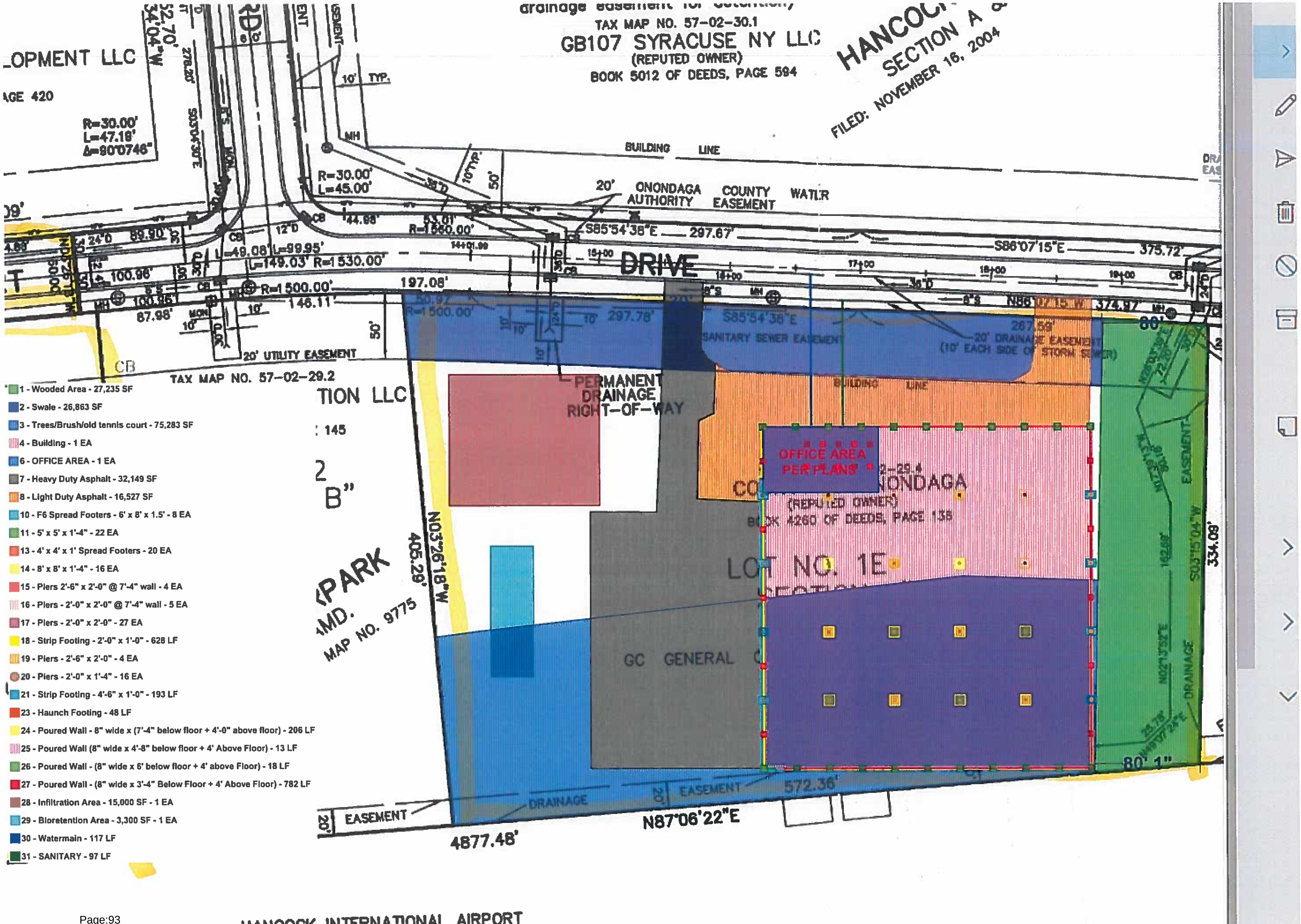
..\..\..\Templates\LOGO small.jpg

DISTRIBUTION CENTER
STEWART DRIVE
TOWN OF CICERO
ONONDAGA COUNTY

PROJECT # 21-240

DATE: JULY 2021

SHEET # C-101



survey info 057 02 29.4 (132% of Scale); Takeoff in Active Area: All Areas; Dunn Tire 2021; 7-25-2019 13-8-10; 5/12/2021 09:48 AM

August 3, 2021 REPLACEMENT RESOLUTION NO. 91

Motion Made By Mr. Knapp

AUTHORIZING A LOAN TO THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY (OCIDA)

WHEREAS, The Onondaga County Industrial Development Agency (OCIDA) is a public benefit corporation of the State of New York created in 1970 pursuant to Article 18-A of the General Municipal Law; and

WHEREAS, OCIDA is authorized to advance the job opportunities, health, general prosperity and economic welfare of the people of Onondaga County and improve their recreation opportunities, prosperity and standard of living, as well as, promote, develop, encourage, and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreational, education, cultural, railroad, and horse racing facilities; and

WHEREAS, OCIDA's mission is to stimulate economic development, growth, and general prosperity for the people of Onondaga County by using available incentives, rights, and general powers in an efficient and cooperative manner; and

WHEREAS, OCIDA operating funds are derived solely from fees paid by applicants seeking assistance, closed OCIDA projects (which create new capital investment), and interest earned on the OCIDA Fund Balance; and

WHEREAS, OCIDA provides business support and operates incentive programs consistent with its powers and mission statement in the following areas: Financing – Tax-exempt private activity bonds, taxable bonds and Quasi-Equity Loan Fund participation; Tax Management – Exemptions from mortgage recording, sales and use taxes and abatement of real property taxes through payment-in-lieu of tax agreements; Training Support – Service contracts for company specific employee training and skills assessment programs consistent with its Employee Productivity Program guidelines; and Asset Development – Development of property and facilities for investment; and

WHEREAS, in order to help OCIDA promote and stimulate economic development in Onondaga County, this Legislature seeks to support these efforts by agreeing to loan OCIDA funds to help to pay for its program incentives, projects, including asset development, and work related improvements, along with, industrial and commercial marketability; now, therefore be it

RESOLVED, in consideration of such benefits, it is the desire of this Onondaga County Legislature to loan OCIDA sufficient funds, on an as-needed basis pursuant to a revolving loan program and in a total amount not to exceed $20,000,000.00, to expand and improve asset development in Onondaga County in order to enable OCIDA to market these properties to a larger more diverse mix of potential industrial and commercial developers by making various project sites more attractive to a broader scope of industries and bringing high tech and high paying jobs to Onondaga County; and, be it further

RESOLVED, that Onondaga County shall utilize a single dedicated project account for any and all loans issued to OCIDA pursuant to the revolving loan program authorized herein and shall report any and all such loan activity(ies) to the Chair of the Ways and Means Committee and Clerk of this Legislature on a quarterly basis; and, be it further

RESOLVED, that the County Executive is authorized to enter into loan agreements and contracts necessary to effectuate this resolution.

RESOLVED, that the 2021 annual budget for Onondaga County is memorialized to reflect the appropriation of $20 million into Project 700900, COVID-19, American Rescue Plan Act of 2021(ARPA), Phase 019.

ADOPTED 8/3/21

COUNTY LEGISLATURE SEAL ONONDAGA COUNTY

I hereby certify that the foregoing is a true and exact copy of the legislation duly adopted by the County Legislature of Onondaga County on the 3rd day of August 2021.

Clerk, County Legislature

OCIDA LOC yv dak 7.8.2021 bmy 7.28.2021

BARCLAY DAMON LLP

MEMORANDUM

PRIVILEGED AND CONFIDENTIAL
ATTORNEY CLIENT PRIVILEGE/
ATTORNEY WORK PRODUCT

TO:	Onondaga County Industrial Development Agency ("OCIDA")
FROM:	Barclay Damon LLP
DATE:	August 3, 2021
RE:	Onondaga County Industrial Development Agency Record Retention and Disposition Guidance

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In accordance with revisions to New York State's rules and regulations governing the retention and deposition of records, OCIDA must adopt the new record retention schedule LGS-1, and must not dispose of any records until its adoption. *Local Government Schedule: LGS-1*, LGS-1, (Aug. 1, 2020). Under the new record retention schedule, Public Authorities are, similar to the old record retention schedule, required to retain copies of all records, whether electronic or hard copy for the determined periods outlined in their applicable schedules. ABO, *Authorities Budget Office Policy Guidance*, ABO (March 10, 2021).

I. Adopting the New Schedule for Retention and Disposition

Prior to January 1, 2021, a schedule called MU-1 (the "Old Schedule") governed the rules of record retention for Industrial Development Agencies ("IDAs") like OCIDA. *Economic/Industrial Development*, MU-1, 173-74 (Last Updated Oct. 14, 2015). In August of 2020, the New York State Archives issued a new record retention and disposition schedule called LGS-1 (the "New Schedule") which schedule superseded and replaced the Old Schedule on January 1, 2021. *Local Government Schedule: LGS-1*, LGS-1, (Aug. 1, 2020). IDAs are required to adopt the New Schedule by resolution prior to utilizing it. *Local Government Schedule: LGS-1*, LGS-1, (Aug. 1, 2020). IDAs who did not adopt the New Schedule before January 1, 2021, may still adopt it, however they must suspend disposition of records until they have done so. *Local Government Schedule: LGS-1*, LGS-1, (Aug. 1, 2020). We recommend that OCIDA staff present a resolution to its board approving the adoption of the New Schedule at its next regularly scheduled meeting.

II. Format of Records

The retention periods listed in the New Schedule "pertain to the information contained in records, regardless of physical form or characteristic (paper, microfilm, computer disk, or tape, or other medium)." *How to Use Retention and Disposition Schedule*, LGS-1, (Aug. 1, 2020). Furthermore, duplicate copies of records, including those on different forms of media, may be disposed of as soon as they are no longer needed. *How to Use Retention and Disposition Schedule*, LGS-1, (Aug. 1, 2020); *Duplicate Copy of Record*, LGS-1, 58 (Aug. 1, 2020). As such, only one copy of a document, regardless of its form (paper or electronic) needs to be retained in accordance of the rules of the New Schedule. *Duplicate Copy of Record*, LGS-1, 58 (Aug. 1, 2020).

III. Meeting Minutes

The rules governing record retention for meeting minutes require that official minutes and hearing proceedings of the board or a committee, including all records accepted as part of the minutes, be retained permanently. *Official Minutes and Hearing Proceedings*, LGS-1, 47 (Aug. 1, 2020). However, any meeting files such as agendas, background materials and other records used at meetings of the board or a committee, that are not part of the meeting minutes must be retained for only one year. *Meeting Files of Governing Body or Board or Agency, commission or committee thereof.*, LGS-1, 48(a) (Aug. 1, 2020). Temporary drafts or personal notes that were not circulated, reviewed, or used to make decisions or complete transactions do not need to be retained after they are no longer needed. *Meeting Files of Governing Body or Board or Agency, commission or committee thereof.*, LGS-1, 48(a) (Aug. 1, 2020).

IV. All other Records

Pursuant to the New Schedule, all business or industry loan case files, including but not limited to loan applications and evaluations, status reports, records of loan payments, tax abatement and exemption records, feasibility studies and correspondence must be retained for six years after denial of application or six years after the final payment on the loan. *Business/Industry Loan Case File*, LGS-1, 337 (Aug. 1, 2020). Within the New Schedule, many of the schedule items are broad in their description of the purpose or function of the records rather than identifying individual documents and forms. *Interpreting Schedule Items*, LGS-1 (Aug. 1, 2020). The State Archives stated that local officials should match their records with the generalized descriptions on the schedule to determine appropriate retention periods, because records whose content and function is substantially the same as an item described in the schedule should be considered to be covered by that item. *Interpreting Schedule Items*, LGS-1 (Aug. 1, 2020). For example, we view a final payment in lieu of taxes ("PILOTs") as substantially similar to a final loan payment because of the cyclic and annual nature of PILOTs pursuant to a PILOT agreement and therefore recommend interpreting this rule as requiring documents, with respect to straight-lease transactions including a PILOT, be kept from 6 years after the final PILOT payment.

Additionally, a master summary record, documenting contacts, inquiries, responses and actions taken by agency personnel must be retained permanently. *Master Summary Record*, LGS-1, 338 (Aug. 1, 2020).

Conclusion

OCIDA first needs to adopt the New Schedule by resolution and until that adoption occurs OCIDA must not dispose any records. Upon adoption of the New Schedule, OCIDA may retain records in any medium they chose and abide by the applicable sections of the New Schedule.