



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda

April 12, 2022

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

1. Approval of Minutes- March 8, 2022 Regular Meeting
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. Tracey Road Equipment, Inc./ Gerald W. Tracey Project (3101-20-03B)

Tracey Road Equipment, Inc. /Gerald W. Tracey Project is requesting increase the Sale and Use Tax Exemption from \$260,000 to \$420,000.

Agency Action Requested:

- a. A resolution of the board authorizing a public hearing in connection with a request for an increase in the Sales and Use Tax Exemption.

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

2. OYA Solar Project Update

- a. OYA Church Road A LLC (3101-20-04A)
- b. OYA Camillus, A LLC (3101-20-16C)
- c. OYA Camillus, B LLC (3101-20-17D)

Representative: Glenn Mackay, Project Manager, OYA Solar

3. Project Termination

The following companies have withdrawn their applications for financial assistance:

- a. TAFT SOLAR, LLC (3101-21-09B)
- b. NYCANNA, LLC (3101-21-14A)

Agency Action Requested:

- a. Resolutions of the Board acknowledging the withdrawal of the application submitted by each company listed above and revoking any and all financial assistance granted to each company in connection with the projects associated with each project number listed above.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

Onondaga County Industrial Development Agency
Regular Meeting Minutes
March 8, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, March 8, 2022 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 8:14 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Samantha Podlas, Barclay Damon Law Firm
Carolyn Evans-Dean, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Leonard Rauch, Office of Economic Development
Mike Lisson, Grossman St. Amour
Brianah Lane, Grossman St. Amour
Mark Levy, Crossroads Park 4616, LLC
Anthony Gizzi, Fayette Manlius, LLC
Christine Stevens, Fayette Manlius, LLC
Vince Raymond, Fayette Manlius, LLC
John Sidd, Hancock & Estabrook
Karen D'Antonio, Barclay Damon (Didado)
Gary Didado, J.W. Didado Electric, LLC
Genevieve Trigg, Barclay Damon, (Didado)
Lindsay Gierhart, J.W. Didado Electric, LLC
Mitch Latimer, Carpenter's Union
Mark Johnson
Chris Bianchi

APPROVAL OF REGULAR MEETING MINUTES – FEBRUARY 8, 2022

Upon a motion by Fanny Villarreal, seconded by Victor Ianno, the OCIDA Board approved the regular meeting minutes of February 8, 2022 and the organizational meeting minutes of February 8, 2022. Kevin Ryan abstained. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of February 2022.

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #467

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #467 for \$1,264,891.03 and PILOT payments to Onondaga County for \$210,021.32, City of Syracuse for \$1,675.73, Town of Cicero for \$7,468.00, Town of Clay for \$56,814.00, Town of DeWitt for \$79,462.23, Town of Onondaga for \$3.36, Town of Salina for \$4,437.00, Town of Skaneateles for \$217.00, Village of Liverpool for \$4,330.00, East Syracuse Minoa School District for \$289,006.84, Jamesville DeWitt for \$108.09, Liverpool Central School District for \$448,039.00, Marcellus Central School District for \$2,744.00, North Syracuse Central School District for \$175,034.00, Onondaga County for \$2,633.00, Town of Van Buren for \$2,011.00 and Baldwinsville Central School District for \$12,253.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

AUDIT FROM GROSSMAN ST.AMOUR

Mike Lisson stated the audit went extremely well and there were no issues or concerns. He stated there are no significant changes in the accounting. He stated there are a couple differences in the audit opinion this year because of new professional standards. He stated financials are clean. He stated the whole team does an excellent job.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution approving the 2021 Audit of the Agency. Motion was carried.

B & N REAL ESTATE HOLDINGS OF CNY, LLC – PILOT TO CROSSROADS PARK 4616, LLC

Mark Levy stated they are before the Board for an application to assign a PILOT agreement. He stated in 2015 the original PILOT agreement was granted for a need for logistics and warehousing and improvements to the facility. He stated in 2018 it was then assigned when the business was sold and now their clients, 4616 Crossroads Park, are looking to have the business assigned as well. He stated the request is to have the PILOT agreement assigned to 4616 Crossroads Park, LLC. He stated with respect to additional background, they are anticipating continuity of the existing business so there should be no interruption.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution approving the assignment of the right, title and interest in a Project Facility by B & N Real Estate Holdings of CNY, LLC to Crossroads Park 4616, LLC and PDF Logistics, Inc. Motion was carried.

FAYETTE MANLIUS, LLC (3101-22-01A) SECOND MEETING

Christine Stevens stated this project is for an urgent care facility and a 3 story mixed use building in the Village of Manlius. She stated the PILOT benefits are only sought for the mixed use building. She stated this project is in keeping with the Village's comprehensive plan and has a letter of support for the application from the Village of Manlius. She stated the site is a brownfield and has been accepted by NYS DEC. She stated the cleanup effort will be extensive. She stated it is a phased project over time and the exact time table depends on the cleanup effort but the vision is that the Well Now will get going as soon as possible. She stated the mixed use

building will take place at a later date as soon as there is more information on environmental contamination on the mixed use portion of the site. She stated the applicant has all the approvals from the Village of Manlius and is teed up and ready to go. She stated they are only able to close on the land conditional upon getting an approval from OCIDA to make sure the project will be financially viable. She stated the benefits are important to get the project to work financially.

Susan Stanczyk asked if a public hearing was held. Nancy Lowery stated a public hearing was held and there were no comments but there was a letter of support from the Village of Manlius.

Patrick Hogan stated this property has been a troubled property and he commends the folks who put this together as far as addressing the issue with brownfield.

Jeff Davis stated this project is a Type I action and the Town was lead agency. He stated at the time the IDA was not considered as an involved agency so there was no notification or consent by the Board. He stated everything has been reviewed. He stated the resolution before the Board is reaffirming, accepting and adopting the negative declaration that was issued by the Planning Board for the project.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Fayette Manlius, LLC project. Motion was carried.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes. Motion was carried.

J.W. DIDADO ELECTRIC, LLC/G&R MORGAN ROAD, LLC (3101-02-A) INITIAL MEETING

Robert Petrovich stated Barclay Damon has a conflict on this project so John Sidd of Hancock & Estabrook is sitting in as Agency Conflict Counsel.

John Sidd stated the resolution before the Board is to set a public hearing for the J.W. Didado Electric project in the Town of Clay. He stated he has spoken to the Town Attorney for the Planning Board and they anticipate doing a coordinated SEQR review. He stated this is likely not a Type I action so the Board is unlikely to have to make a SEQR determination.

Genevieve Trigg stated Gary Didado, the President of J.W.D. and Vince Raymond from VIP Structures are present. She stated she would like to give the Board a brief overview of the company and the project. She stated J.W. Didado Electric is one of the largest and most successful electrical contractors in the Midwest and Northeast. She stated the company was founded in 1958 by Gary Didado's father, John Didado, and is headquartered in Akron, Ohio. She stated among the scope of services offered by J.W.D. includes design and build of electrical substations and maintenance and repair of high voltage transmission lines. She stated the company provides advanced technologies solutions to residential, commercial, industrial, institutional and large utility customers. She stated the company is an industry leader in storm restoration and disaster recovery services. She stated J.W.D. serves customers in 23 states and employs over 700 people. She stated they are a member of the Quanta Services family of companies which wholly owns J.W.D. providing the support and equipment to handle some of the biggest and most complex projects. She stated J.W.D. is extremely passionate about giving back to the communities that it serves and developing its workforce. She stated in particular it has two programs that are noteworthy with the first being a live classroom program that is designed to mentor students who desire to pursue careers in the field of construction, engineering or architecture by focusing on STEM related training. She stated the company also offers a 12 week workforce development program known as Train to Hire that is aimed at transitioning young adults to full time/part time or project specific employment opportunities. She stated the company is very excited for the opportunity to establish roots in Onondaga County at a facility to be located on Morgan Road in the Town of Clay. She stated the facility will be approximately 24,000 square feet comprised of office and training space as well as pull in truck bays, storage and an employee onboarding area. She stated additional site improvements include parking and infrastructure to support the facility. She stated working together, J.W.D. and GW Morgan Road, LLC will develop the currently vacant project site into J.W.D's New York State base of operation. She stated G & R is under contract to purchase the project site and upon satisfaction of conditions they will acquire and own the real property, construct and own the building and lease the facility to J.W.D. She stated it is anticipated the construction of this project will result in over \$8,000,000 in investment, 80 construction jobs and operations of the facility will

ultimately result in a creation of 18 full time jobs with salaries ranging between \$40,000 and \$140,000. She stated the applicant seeks financial assistance from OCIDA in the form of a job creation PILOT, mortgage recording tax and sales and use tax exemption. She stated given the uncertainties of expanding into a new state and the volatility of the overall economy caused by the pandemic and rising inflation, the company needs this certainty of financial assistance available by the Agency for this project to be economically feasible.

(Fanny Villarreal left the meeting.)

Patrick Hogan asked if they have expertise in solar panels. Genevieve Trigg stated yes the client does serve as EPC contractor for large utility scale solar projects.

Susan Stanczyk asked for a map with the location. Vince Raymond stated it is on the corner of Morgan and Wetzell Road. He stated it is currently a vacant parcel with about 12 acres.

Victor Ianno asked if this is a new business being brought to Onondaga County. Genevieve Trigg stated yes.

Victor Ianno asked why they chose Onondaga County and asked if they saw opportunities here. Gary Didado stated it was between Syracuse and Rochester and they found location to the airport is critical for their operation especially in storm seasons. He stated they serve National Grid, Eversource, NYPA and a whole host of other providers. He stated Syracuse offers great access to the interstates, turnpikes and airport so for them it minimizes the amount of city driving that their trucks are doing. He stated the area they picked is near highways and many big fuel stations so it allows them not to put in the fuel station. He stated they can buy local fuel there. He stated even though there is a cost savings of having the fuel on site there are many of other things that go with it environmentally that they didn't want to deal with. He stated there is great access to hotel systems, restaurants and mechanics. He stated with 150 trucks they needed a central location like this one. He stated come storm season they will be flying in personnel from as far away as California and Alaska. He stated they fly in within 48 hours and they are in the trucks serving the local utilities with emergency storm response. He stated they have work in Buffalo, Plattsburgh, and Hudson Valley and there is a tremendous amount of work they are shortlisted on and expect to be successful in the Central New York area. He stated Syracuse was a great choice for them because there is great density and great culture.

Janice Herzog asked if the Train to Hire program is for the people they will be hiring at this location or for the larger company and asked how it works. Lindsay Gierhart stated the Train to Hire program works with the communities they are working in. She stated they work with the inner cities, incarcerated, the substance abuse, handicap and veterans and bring them through the programs to give them opportunities for second chances to work within the communities.

Janice Herzog asked if these are people that will fill the 18 positions. Lindsay Gierhart stated they find qualified applicants that can go through the program and try to place them were they are successful.

Gary Didado stated that same project they have had 2 individuals go through a program at Quanta to become a lineman and right out of school they will be at the \$30 an hour range as a second step apprentice. He stated they try to work them through the union programs which are difficult when they are not sponsored but there are other places within their organization that the unions are accepting them as union apprentices. He stated they will move up to in excess of \$200,000 to \$300,000 a year.

Patrick Hogan stated he encourages J.W. Didado Electric to reach out to the local school districts. He stated many school districts have advanced technical programs. Genevieve Trigg agreed and said they reach out to the local boys and girls clubs and local schools.

John Sidd asked if G&R Morgan Road, LLC is currently under contract to purchase the property. Genevieve Trigg stated yes.

John Sidd stated he noticed it is a relatively new Ohio LLC and asked if they intend to have that authorized to do business in New York. Genevieve Trigg stated yes.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing a public hearing for J.W. Didado Electric, LLC/G & R Morgan Road, LLC. Motion was carried.

Victor Ianno asked if this is B & N Holdings second time they have assigned their benefits. Amanda Fitzgerald stated that is correct.

Victor Ianno asked if there is any cost to the Agency in doing that. Robert Petrovich stated there is going to be additional legal work which will be borne by the applicant. He stated OCIDA does not pay the legal expenses on behalf of this. He stated the Agency charged an additional fee to recoup some of the administrative time on this project.

ADJOURN

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 8:49 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

March 31, 2022

Revenue / Expense / Income	Current Period	Current YTD	2022 Budget Amount	Current YTD Change to Budget
Operating Revenue	4,422	583,004	1,444,000	(860,996)
Administrative Expense	70,856	130,078	800,000	(669,922)
Operating/Program Exp.	53,816	158,810	644,000	(485,190)
Net Ordinary Income	(120,251)	294,116	-	294,116

Current Assets	Current YTD	Prior YTD
Total Cash	3,119,651	4,421,117
Less Pass Through Received	-	32,766
Available Cash	3,119,651	4,388,351
Receivables (less pass through rec.)	167,163	281,020
Grant Reimbursements	-	-
Total	3,286,814	4,669,371

Reserve for Contracts	
County Operations 2022	669,922
333 W. Washington St 2022 Rent	60,000
OBG WPCP CO #4 Additional Studies	180,349
JMT 800 Hiawatha Engineering	10,234
Barclay Damon WPCP Options	-
Total	920,505

Receivables	
0-120 days	167,163
> 120 days	-
Total	167,163

Onondaga County Industrial Development Agency

Profit and Loss

March 2022

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	1,500.00
2116.2 Application Fees	1,000.00
Total 2116 Fees	2,500.00
2410 Lease Income	1,500.00
2655 Other Operating Revenue	392.91
Total 500 Operating Revenue	4,392.91
501 Non-Operating Revenue	
2401 Interest Income	28.76
Total 501 Non-Operating Revenue	28.76
534 Pilot & Pass Thru Revenue	
529 PILOT Income	32,470.46
Total 534 Pilot & Pass Thru Revenue	32,470.46
Total Income	\$36,892.13
GROSS PROFIT	\$36,892.13
Expenses	
6400 Operating Expense	
6407 Administrative Expense	70,856.39
6408 Meeting Expenses	582.02
6409 Conference Attendance	3,185.92
6410 Office Expense	1,055.56
6415 FTZ	1,250.00
Total 6400 Operating Expense	76,929.89
6440 Legal Fees	
6450 Barclay Damon	
6470 WPCP Development	50.00
Total 6450 Barclay Damon	50.00
Total 6440 Legal Fees	50.00
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.6 Taxes/SDC	12,223.13
6510.7 WPCP Marketing	10,684.83
6511 WPCP Closing Costs	24,784.50
Total 6510 White Pine Commerce Park	47,692.46
Total 6500 Agency Program Expenses	47,692.46
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	32,470.46
Total 6605 Pilot & Pass Thru Expenses	32,470.46
Total 6600 Non-Operating Expenses	32,470.46
Total Expenses	\$157,142.81
NET OPERATING INCOME	\$ -120,250.68
NET INCOME	\$ -120,250.68

Onondaga County Industrial Development Agency

Balance Sheet As of March 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	2,238,126.80
200.2 Cash - M & T Money Maker Savings	890,432.25
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	3,119,651.23
Total Bank Accounts	\$3,119,651.23
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	199,633.41
Total 380 Accounts Rec.	199,633.41
Total Accounts Receivable	\$199,633.41
Total Current Assets	\$3,319,284.64
Fixed Assets	
100 Land	
101 White Pines Commerce Park	5,880,651.50
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

Onondaga County Industrial Development Agency

Balance Sheet As of March 31, 2022

	TOTAL
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	7,687,396.03
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	8,943,741.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
Total Fixed Assets	\$15,028,669.53
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$18,349,595.93

Onondaga County Industrial Development Agency

Balance Sheet As of March 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	130,077.56
600.205 Exp Pay Prev Period	340,842.08
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	6,063,169.19
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	6,065,298.19
Total 600 Accounts Payable	6,561,810.17
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	32,470.46
604 Other Pass Thrus	-0.30
Total 601 PILOT and Pass Thru Payable	32,470.16
Total Other Current Liabilities	\$6,594,280.33
Total Current Liabilities	\$6,594,280.33
Total Liabilities	\$6,594,280.33
Equity	
3900 Equity Unreserved	8,742,531.91
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	920,504.65
465 Equity - Unreserved	-547,675.65
Net Income	294,116.06
Total Equity	\$11,755,315.60
TOTAL LIABILITIES AND EQUITY	\$18,349,595.93

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #468
April 12, 2022

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP*</u>	\$ 382,487.33
	Purchase of Land	
2.	<u>BARCLAY DAMON LLP*</u>	\$ 409,401.32
	Purchase of Land	
3.	<u>BARCLAY DAMON LLP*</u>	\$ 762,518.57
	Purchase of Land	
4.	<u>BARCLAY DAMON LLP**</u>	\$ 252,621.84
	Purchase of Land	
5.	<u>BARCLAY DAMON LLP**</u>	\$ 404,978.57
	Purchase of Land	
6.	<u>MACNY***</u>	\$ 1,550.00
	Inv#42844, 108th Celebration of Manufacturing	
7.	<u>BARCLAY DAMON LLP</u>	\$ 100,000.00
	Legal Fees WPCP Development	
8.	<u>RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.</u>	\$ 87,778.64
	Inv#1940009607 & 1940010854, Site Development	
9.	<u>JMT OF NEW YORK, INC.</u>	\$ 3,576.50
	Inv#32-103057, Roth Engineering	
10.	<u>PARK STRATEGIES, LLC</u>	\$ 2,500.00
	Inv#16586126, March 2022 Consulting	
11.	<u>BOND, SCHOENECK & KING, PLLC</u>	\$ 157.50
	Inv#19903508, BlueRock Legal thru 1-31-22	

12. <u>KAREN DOSTER</u>	\$	5.98
Reimbursement for Expenses		
13. <u>ONONDAGA CIVIC DEVELOPMENT CORP.</u>	\$	13,397.98
Inv# 1123 & 1124, 1st Quarter 2022 Rent & Office Machine		
14. <u>FEDEX</u>	\$	101.56
Inv#7-692-23889, 7-682-23540 & 7-675-36641, Shipping		
15. <u>ADVANCE MEDIA NEW YORK</u>	\$	114.80
Public Hearing Notice Fayette Manlius LLC		
16. <u>CRYSTAL ROCK</u>	\$	<u>47.42</u>
Inv#22196031 022022, Water		
TOTAL		\$ 2,407,570.27

*Ratification of Checks dated March 4, 2022

**Ratification of Checks dated March 10, 2022

***Ratification of Check dated March 21, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
3/31/2022

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-22-12-31-22	\$800,000.00	\$130,078.00	\$669,922.00
333 W. WASHINGTON ST 2022 RENT	1-1-22-12-31-22	\$60,000.00	\$0.00	\$60,000.00
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-22	\$800,000.00	\$619,651.25	\$180,348.75
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-22	\$25,000.00	\$14,766.10	\$10,233.90
		\$1,685,000.00	\$764,495.35	\$920,504.65

ACCOUNTS RECEIVABLE
3/31/2022

AGENCY FEES RECEIVABLE		\$165,662.95
ACCOUNTS RECEIVABLE GENERAL		\$1,500.00
TOTAL		\$167,162.95

**Syracuse (HQ)**

6803 Manlius Center Rd
East Syracuse, NY 13057
(315) 437-1471
Fax (315) 437-4041

Albany

115 Railroad Ave
Albany, NY 12205
(518) 438-1100
Fax (518) 438-4430

Binghamton

1523 Route 11 North
Kirkwood, NY 13795
(607) 775-5010
Fax (607) 775-5104

Queensbury

280 Corinth Rd
Queensbury, NY 12804
(518) 793-9688
Fax (518) 793-1929

Rochester

300 Middle Rd
Henrietta, NY 14467
(585) 334-5120
Fax (585) 334-5127

Utica

9598 River Rd
Marcy, NY 13403
(315) 765-8746
Fax (315) 266-1279

Watertown

19598 Cady Rd
Adams Center, NY 13606
(315) 788-02500
Fax (315) 788-3006

April 1, 2022

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

Re: Increase of Sales and Use Benefits

Dear Mr. Petrovich,

Please accept this as our formal request to increase the OCIDA benefits received for the renovation and expansion project at 6803 Manlius Center Road, East Syracuse, NY.

This past summer we similarly requested, and you granted an increase, unfortunately our project has been impacted by several change orders that were not anticipated couple with the increased cost of materials. Our project required a great deal of steel, the cost of steel has increased by over 30%.

As a result, we are anticipating a total material estimate of \$5.25 million as compared to our original projection of \$3.25 million. We would therefore like to request an increase in our sales and use exemption from \$260,000 to \$420,000.

We appreciate the assistance that OCIDA has provided and look forward to continuing to work with OCIDA.

Please feel free to reach out with any questions.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Petrovich'.

Onondaga County Industrial Development Agency



Project Summary

5/1/2020

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

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

Abatement/Benefit Analysis

OYA Church Road A LLC

Fiscal Impact (\$)

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

Benefit:Abatement Ratio

9 :1

Project Description

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

OYA Church Road A LLC

5/1/2020

A) PILOTS Estimate Table Worksheet

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

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



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan
 - Conflict of Interest
 - A feasibility statement indicating the need for the requested benefits
 - Description of project, Site Plans/Sketches, and Maps
 - NYS Full Environmental Assessment Form
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500
9. This Application was adopted by the OCIDA Board on November 19, 2019.

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: OYA Church Road A LLC

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

Phone: (416) 840-3358

Fax: 416-840-6666

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

E-mail: glenn.mackay@oyasolar.com

Federal ID#: _____

NAICS: 221114

State and Year of Incorporation/Organization: 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: Glenn Mackay

Title: Project Manager

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

Phone: 416-840-3358 ext. 139

Fax: 416-860-6666

E-mail: glenn.mackay@oyasolar.com

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

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

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel
Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.
Address: 144 Front Street West, Suite 310, Toronto, ON, M5J 2L7
Phone: (416-840-3358 ext. 122) Cell Phone: _____
E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

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

G) Applicant Business Description:

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

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

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☒ Yes ☐ No

Section II: Project Information

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

Address: 1671 Church Road

Legal Address (if different): _____

City: Lysander

Village/Town: Baldwinsville

Zip Code: 13027

School District: Baldwinsville Central School District

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

Current Assessed Value: \$130,000.00

Sq. Footage of Existing Building: 0

Census Tract: 44039

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

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

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

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

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

C) Employment and Payroll Information

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

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

2. Complete the following:

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

D) New Employment Benefits

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

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

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): 49% over 25 years
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged):
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 8%
- ☐ Tax Exempt Bond Financing (Amount Requested):
- ☐ Taxable Bond Financing (Amount Requested):

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

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

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

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

\$ 4,522,554

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

\$ 361,800

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

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

Company: OYA Church Road A LLC

Representative for Contract: Glenn Mackay

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

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

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

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:



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

Date: 04/21/2020

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

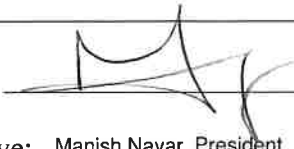
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

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

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

Name of Applicant Company: OYA Church Road A LLC

Signature of Officer or Authorized Representative: 

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

Date: 04/21/2020

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

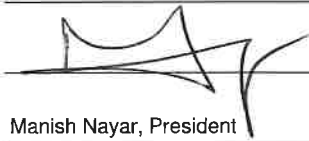
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

Section X: Representations, Certifications, and Indemnification

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

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

meetings law.

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

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

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

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/17/2020

PROVINCE OF ONTARIO

)

FOREIGN COUNTRY OF CANADA

)ss.;

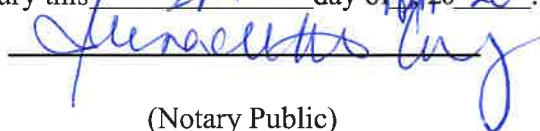
Manish Nayar, being first duly sworn, deposes and says:

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



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 21st day of April 2020.



(Notary Public)

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

End of Application



PROJECT NARRATIVE

OYA CHURCH ROAD A LLC COMMUNITY DISTRIBUTED GENERATION

1671 CHURCH ROAD, LYSANDER, NY 13027



OYA SOLAR NY, L.P.



1. Summary

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

The application for the interconnection has been submitted to the utility company and is deemed complete. The utility company has completed a full Coordinated Electric System Interconnection Review ("CESIR"), and an Interconnection Agreement between OYA and the utility company (National Grid) is in place.

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

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

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

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

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

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



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

Parcel Owner Information:

Name:	Wendy Hafner
Parcel I.D:	030.-01-09.0
Address:	1671 Church Road, Lysander, NY 13027

Project Developer

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

Municipality

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

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

School District: Opted Out

Town: Opted Out

County: TBD

3. Proposed Project Description

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



Figure 1: Proposed Project Location

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



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system with Direct Current ("DC") coupled Energy Storage System ("ESS"). The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 55.27 acres exist under site control, the solar PV modules will occupy approximately 9.50 acres / 413,820 sqft, which translates into a coverage ratio of 17.2%.

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

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

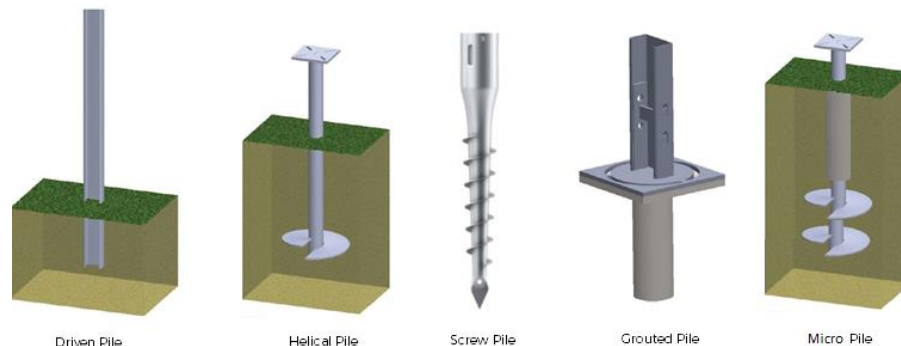


Figure 3: Illustration of Types of Foundation Posts

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



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

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

OYA CHURCH ROAD - A

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

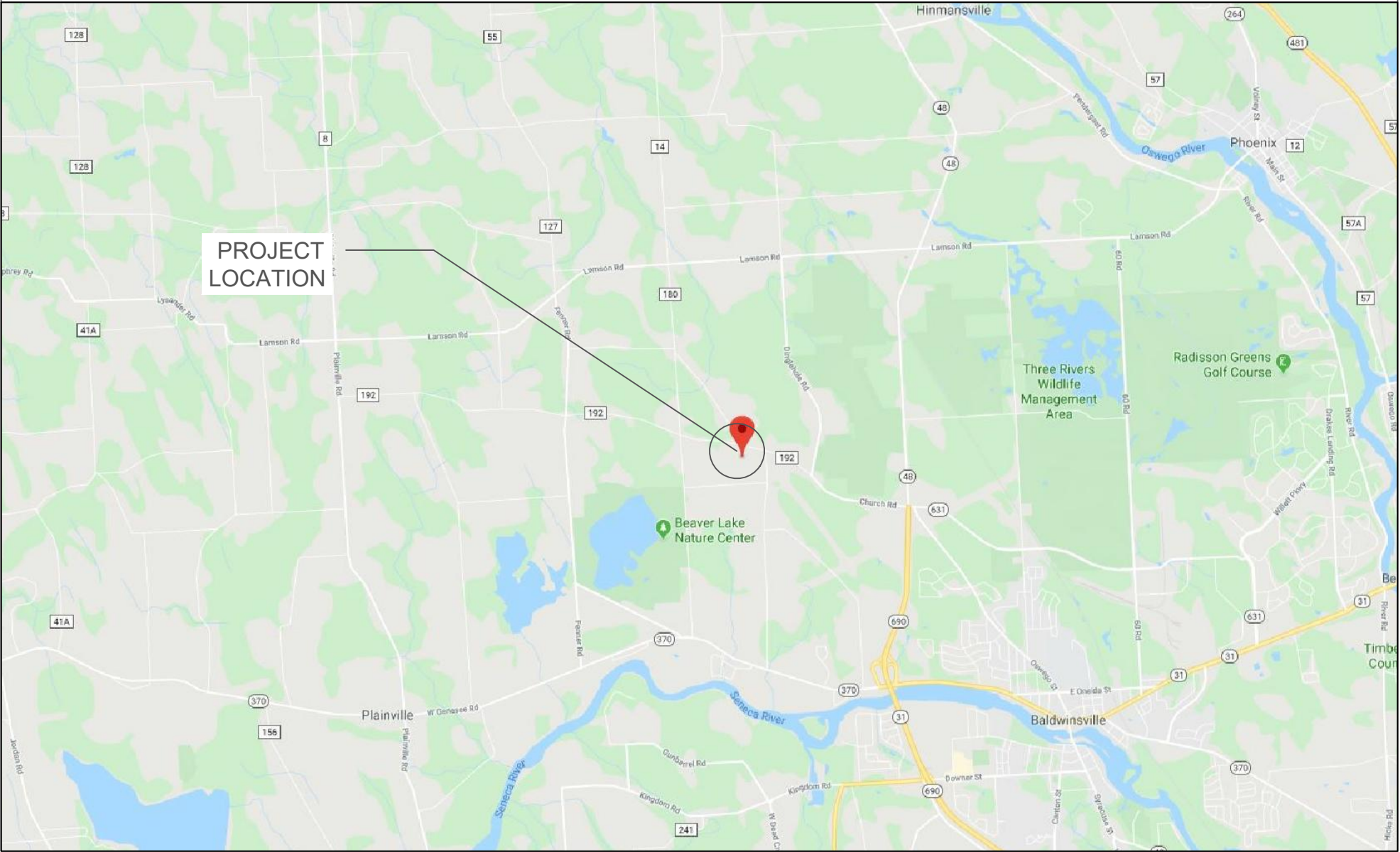
ADDRESS

OYA CHURCH ROAD - A

1671 CHURCH RD., LYSANDER,
NY 13027

PROJECT GPS COORDINATES
43.191329, -76.389541

REGION MAP



STREET MAP



DRAWING LIST

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

PROJECT DESCRIPTION

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

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

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

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

PROJECT TEAM

PROJECT DEVELOPER

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



ENGINEERING CONSULTANT

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



DEVELOPER:



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

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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A

1671 CHURCH ROAD, LYSANDER,
NY 13027

GPS: 43.191329, -76.389541

DRAWING TITLE:

PROJECT COVER

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

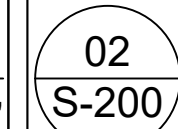
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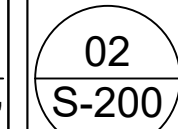
S.0000

SCALE:

N.T.S



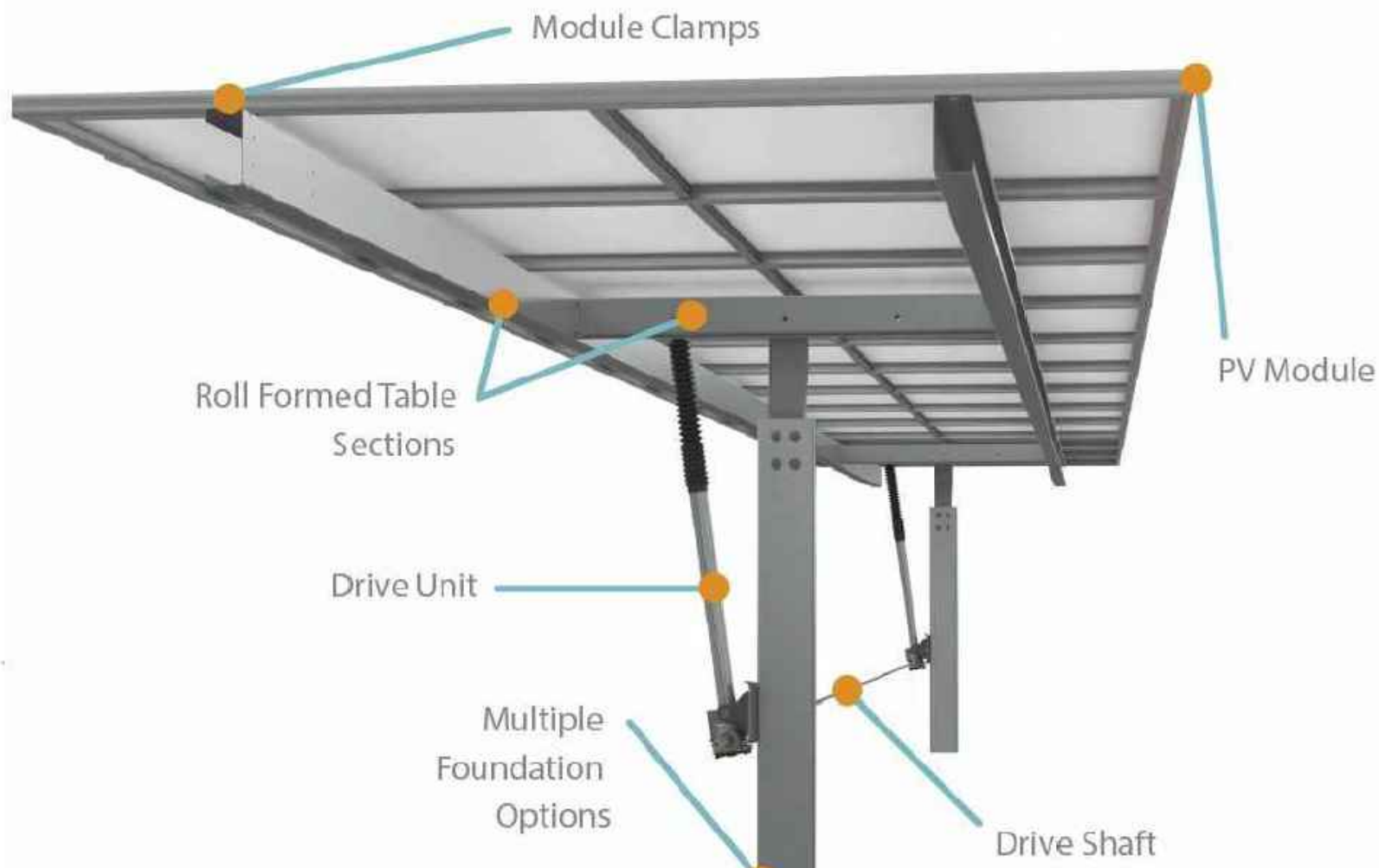
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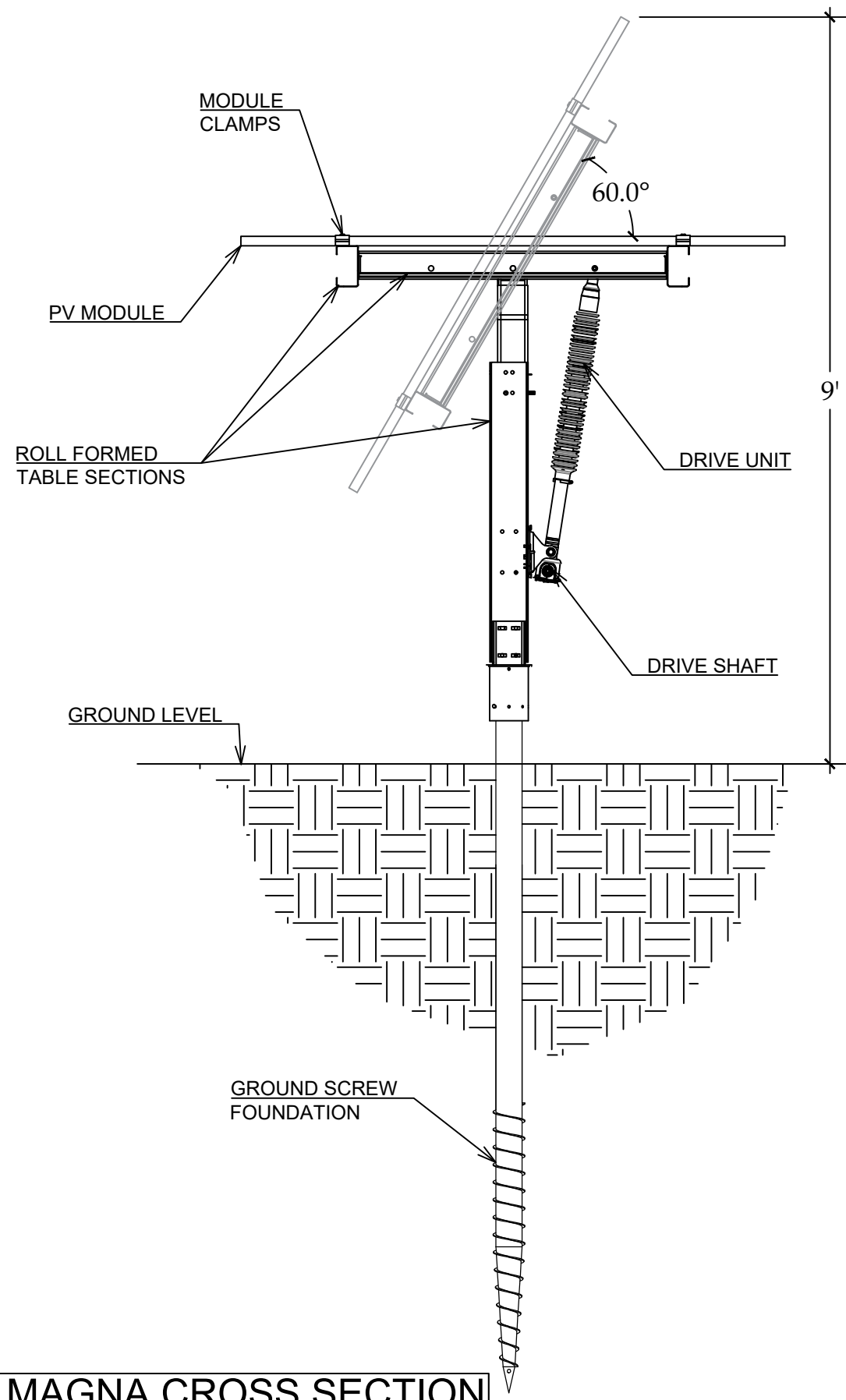
SCALE: 1"=500'

NOTES:

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

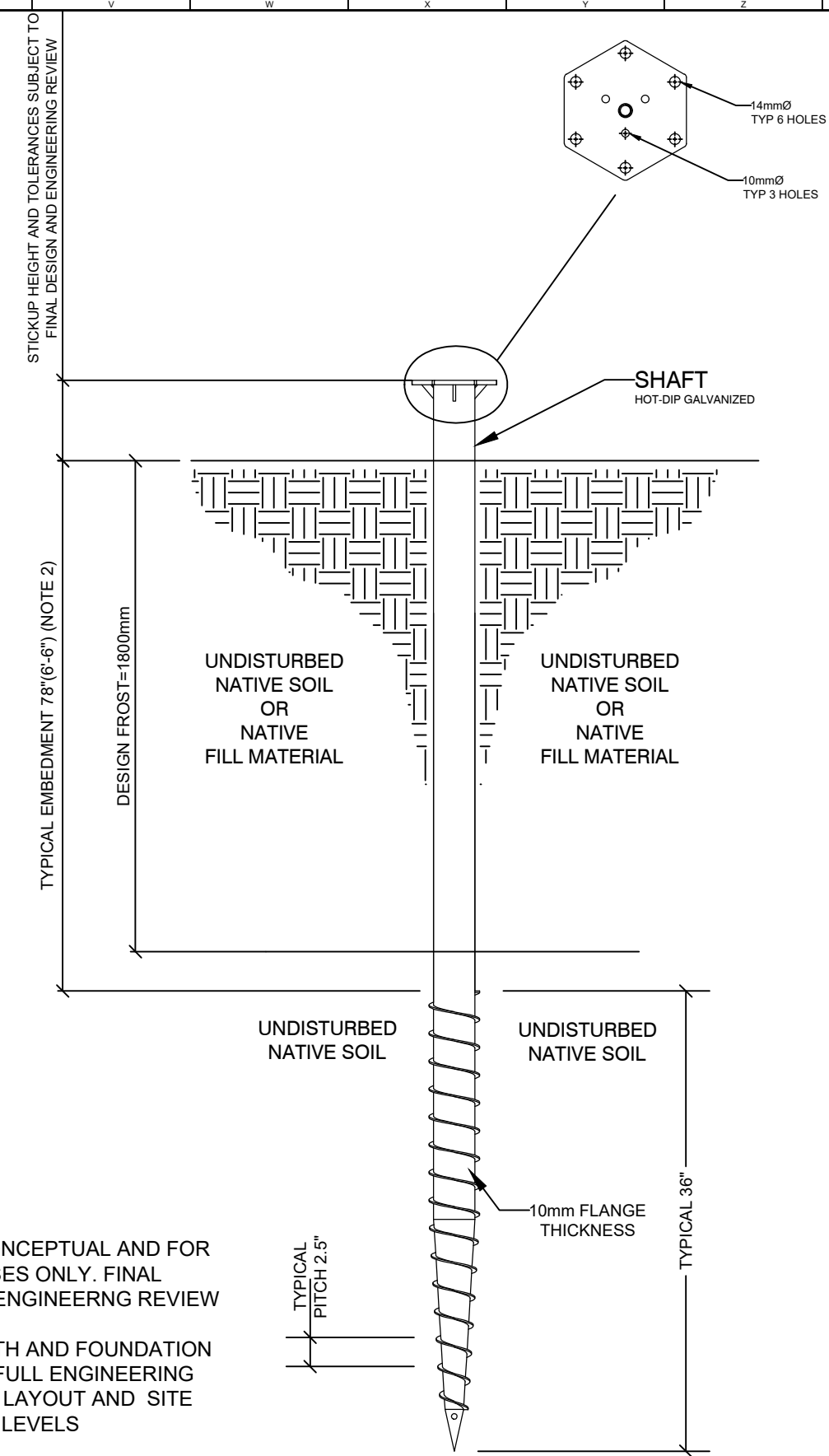


01
S-210
TYPICAL MAGNA ISOMETRIC VIEW
SCALE: N.T.S

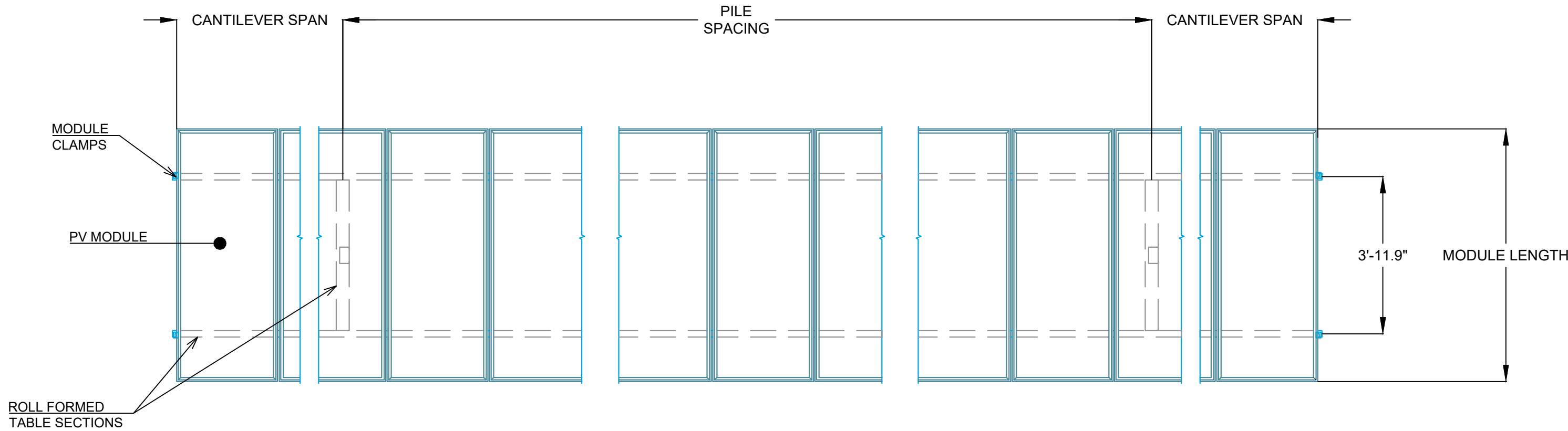


02
S-210
TYPICAL MAGNA CROSS SECTION
SCALE: N.T.S

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

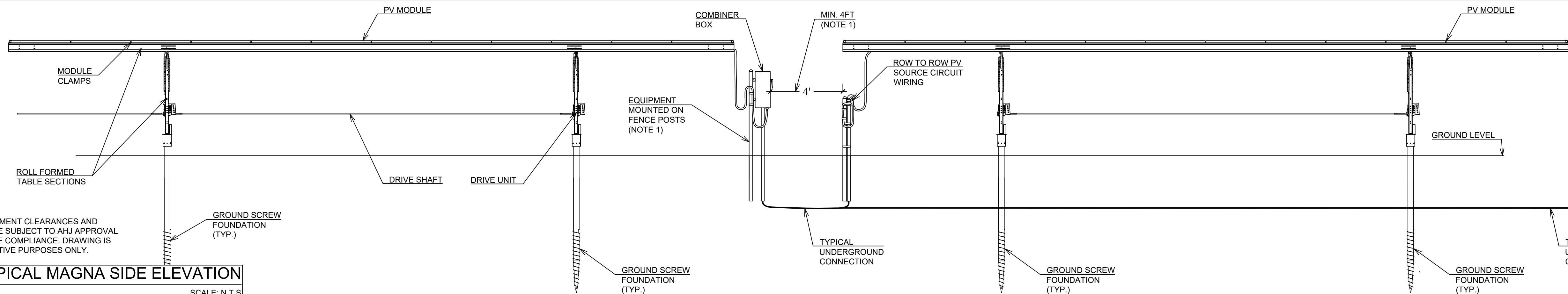


03
S-210
TYPICAL GROUND SCREW FOUNDATION
SCALE: N.T.S



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

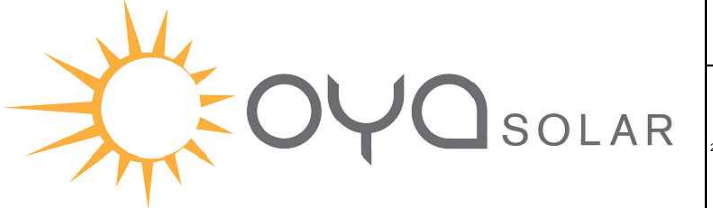
04
S-210
TYPICAL MAGNA RACKING PLAN VIEW
SCALE: N.T.S



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

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

DEVELOPER:



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

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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

TYPICAL MAGNA
DETAILS

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

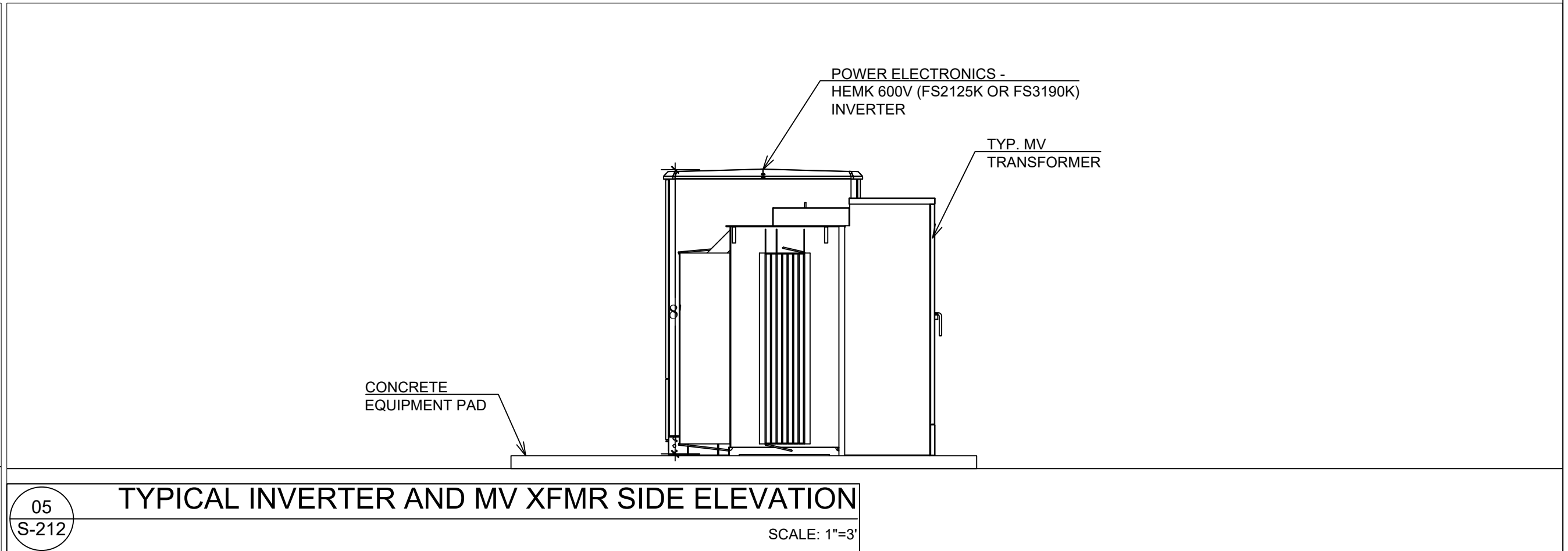
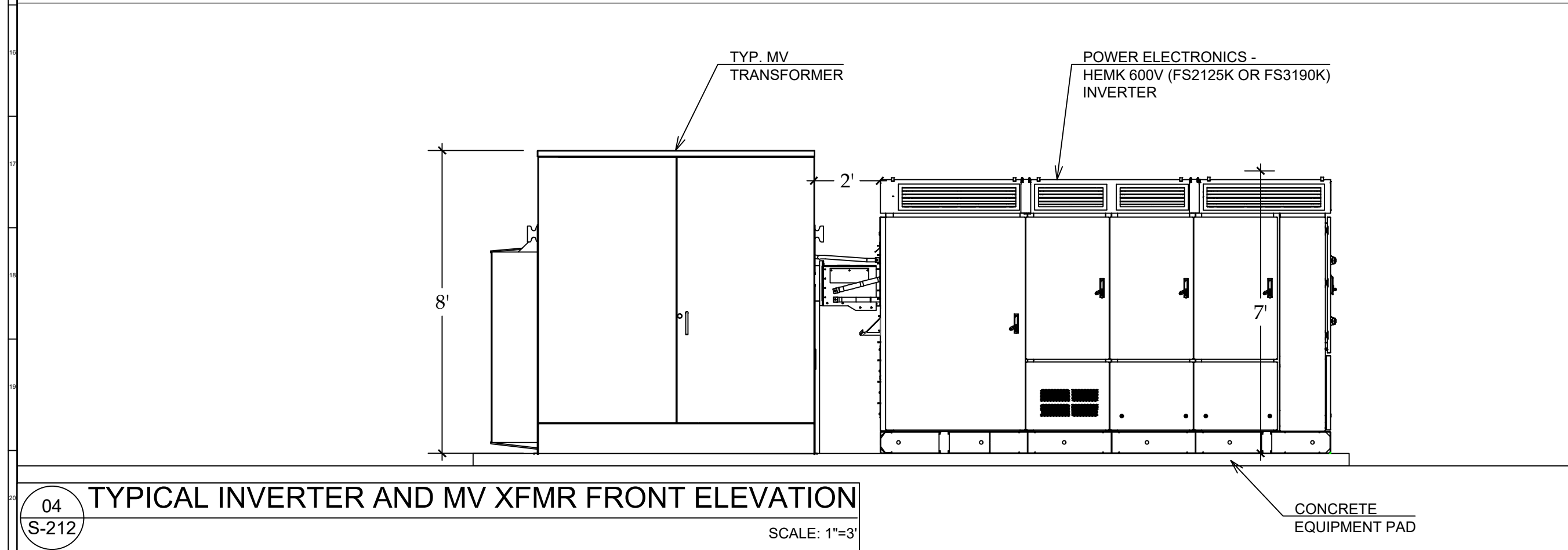
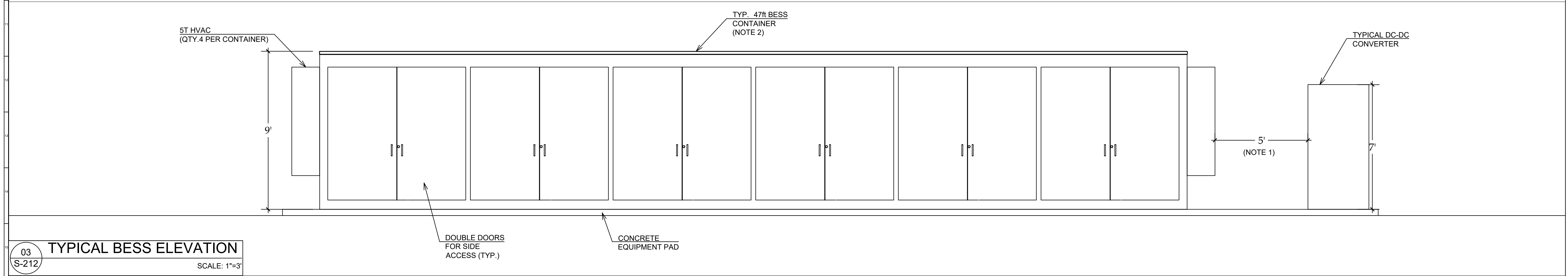
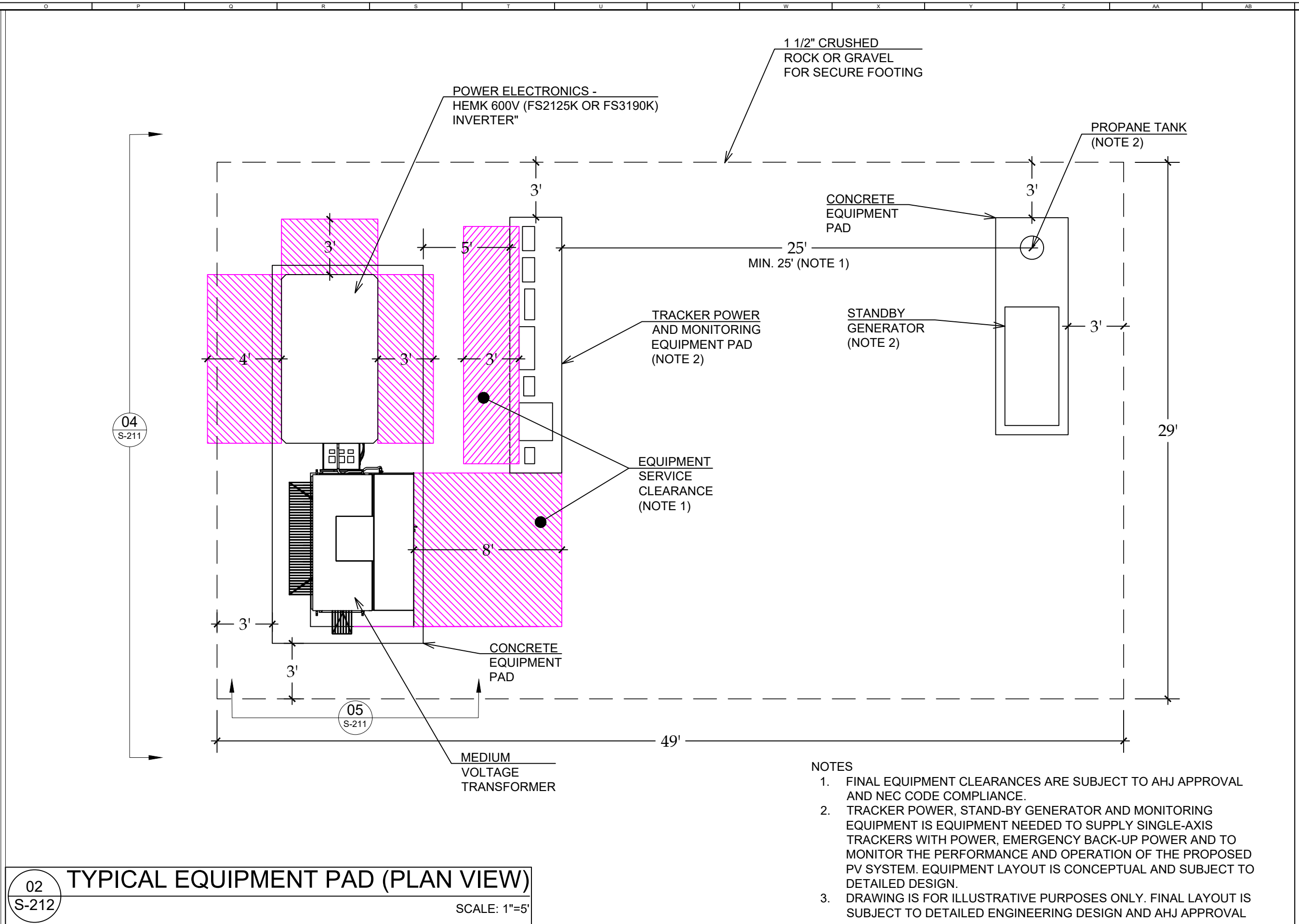
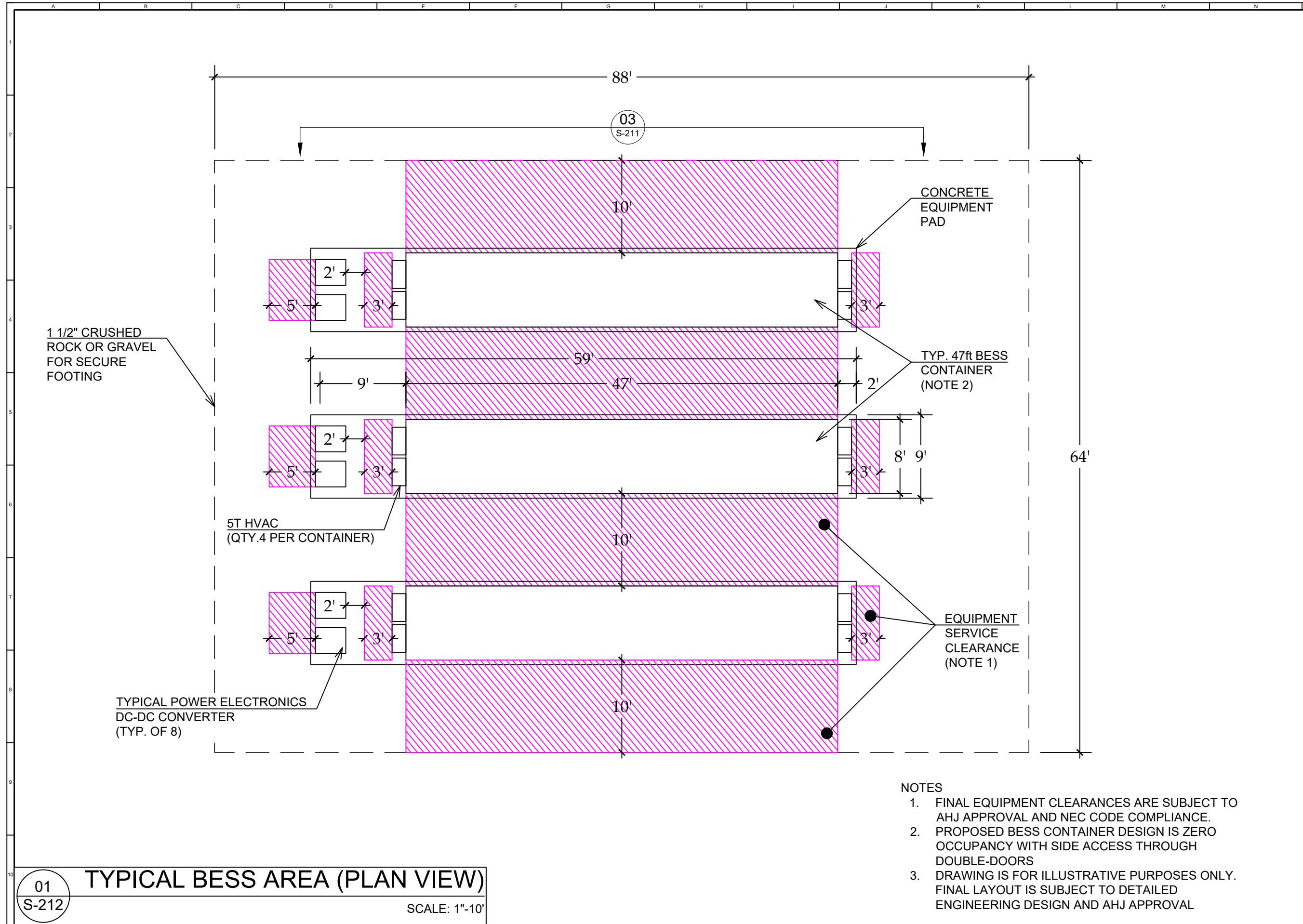
IMPERIAL

DRAWING NUMBER:

S-210

SCALE:

N.T.S



DEVELOPER:

 OYA SOLAR

OYA SOLAR NY L.P.
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OYA PROJECT MANAGER:

GLENN MACKAY
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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-24	EQUIPMENT PLANS AND ELEVATIONS	KA

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

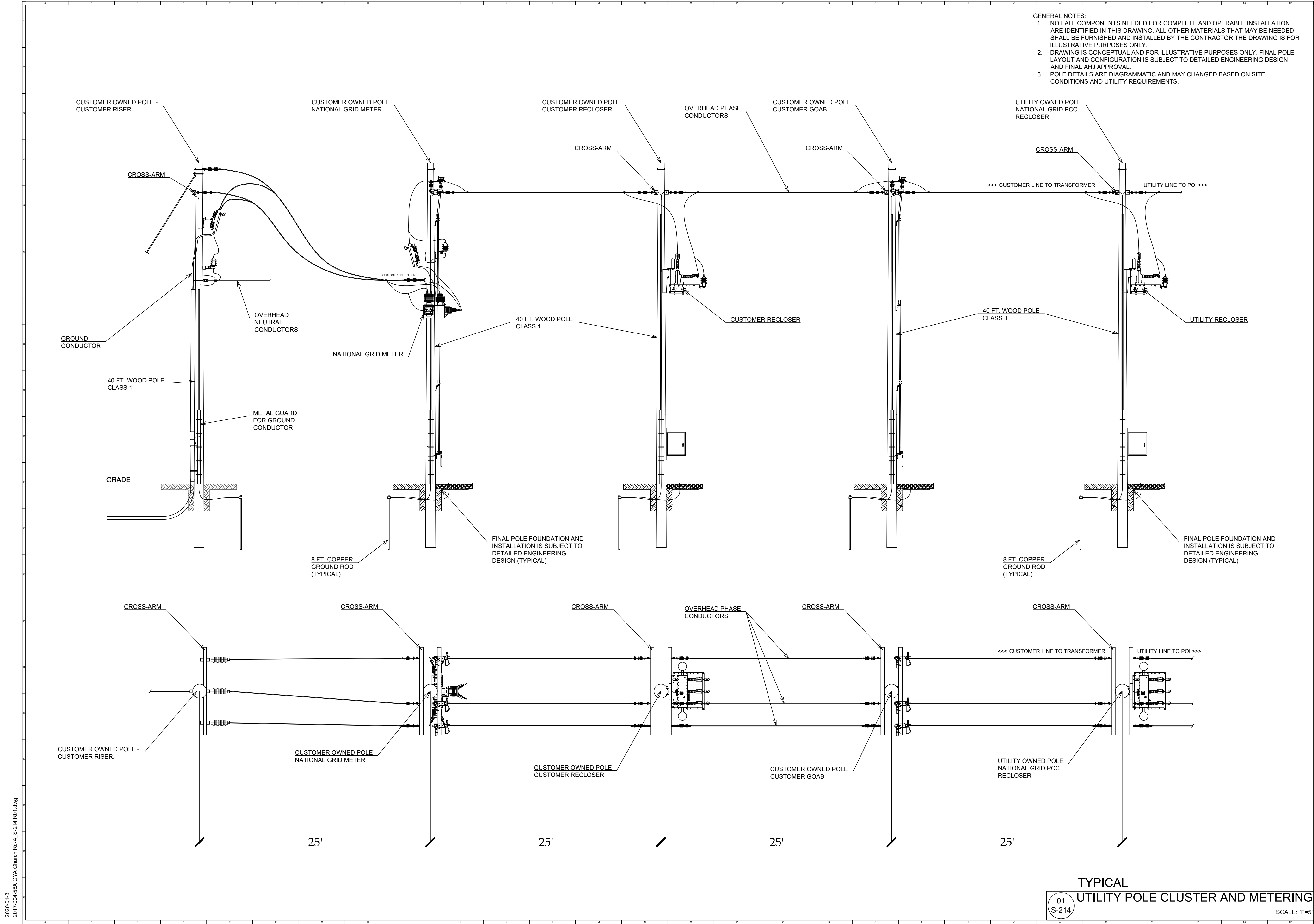
TYPICAL
EQUIPMENT PLANS
AND ELEVATIONS

CHECKED BY: MM DRAWN BY: KA

PROJECT NUMBER:
2017-004-56A

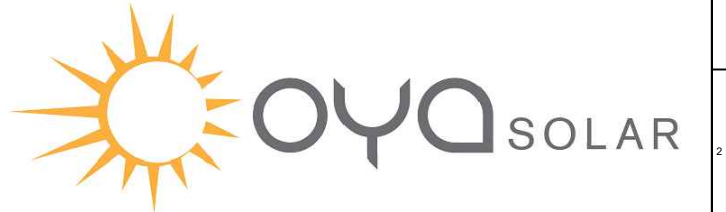
UNITS: IMPERIAL DRAWING NUMBER:
S-212

SCALE: N.T.S.



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

DEVELOPER:



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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-24	POLE CLUSTER AND METERING	KA

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

TYPICAL UTILITY POLE
CLUSTER AND METERING

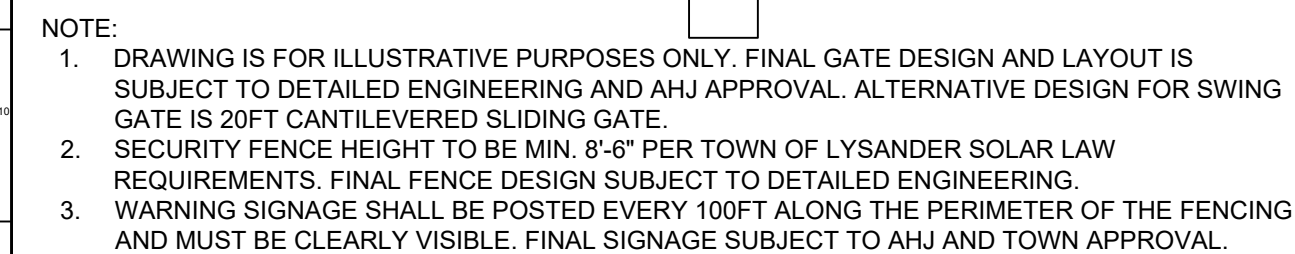
CHECKED BY: MM DRAWN BY: KA

PROJECT NUMBER:

2017-004-56A

UNITS: IMPERIAL DRAWING NUMBER: S-214

SCALE: 1"=5'



Technical drawing showing a side view and an end view of a fence and gate assembly. The side view on the left shows a gate with a height dimension of 8'-6" FT. and a gate post with a 3.5" O.D. The end view on the right shows a fence post with a 2.36" diameter. The fence fabric is 8'-6" high. A diagonal brace rail is shown in the end view. The ground line is indicated, and a 3" ground clearance is specified. Labels include: ACCESS GATE, GATE POST 3.5" O.D., BRACE RAIL, FENCE FABRIC, 8'-6" FENCE HEIGHT, FENCE POST 2.36", 8'-6" FT., GROUND LINE, 3" GROUND CLEARANCE, DROP FORGED TURNBUKLE, and SEE FOOTING DETAILS DETAIL 4.

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

DRIVEN FENCE POST - NO FOUNDATION

NATURAL GROUND LINE

42"

14"

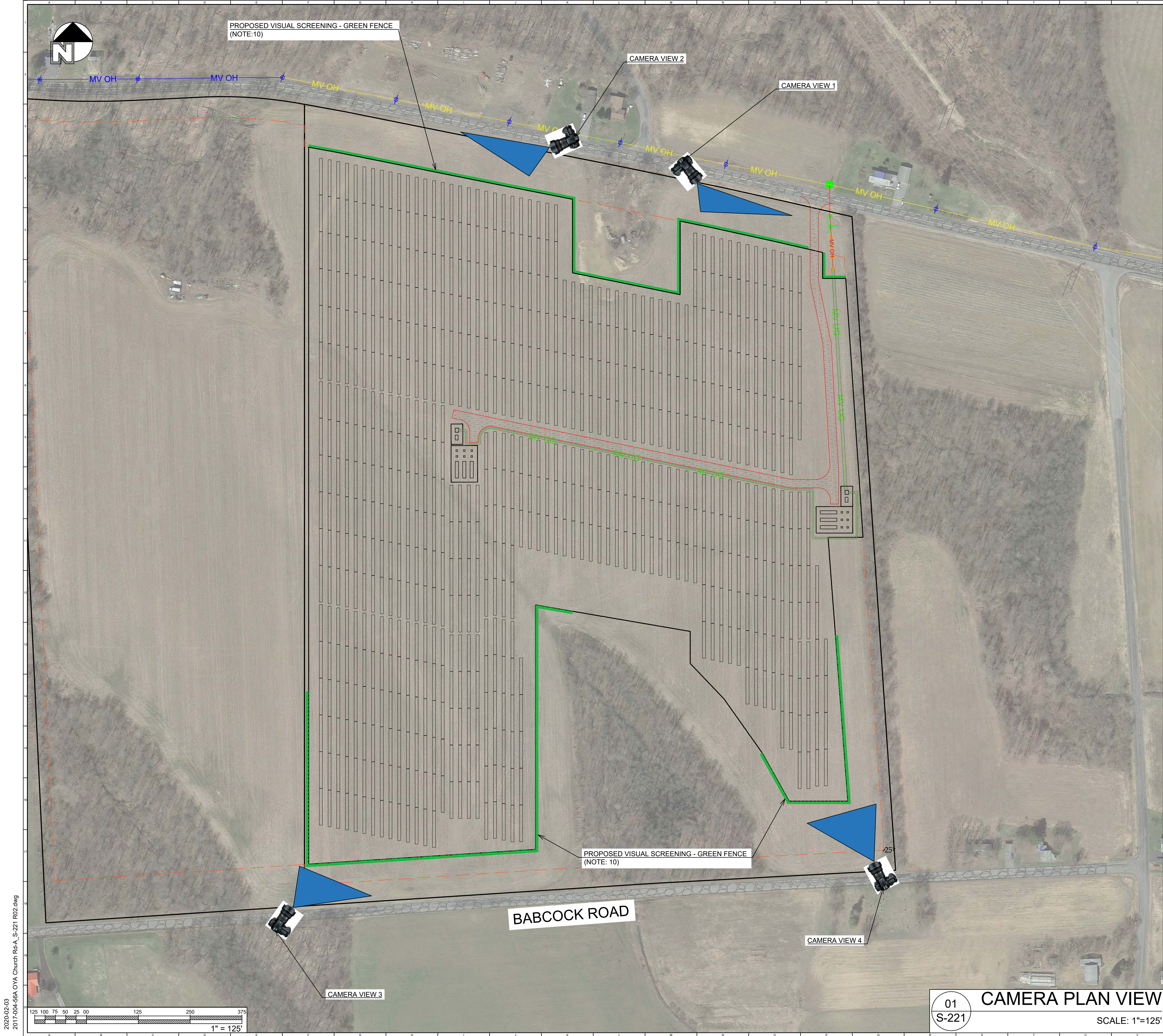
NOTE:

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

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

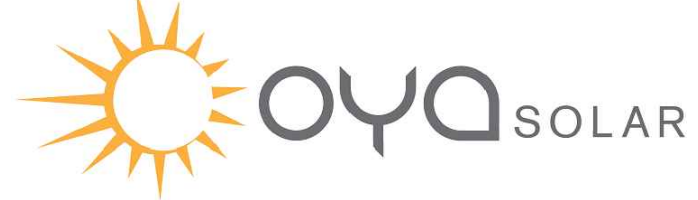
SCALE: N.T.S

S-220



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

DEVELOPER:



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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

VISUAL SCREENING
- CAM PLAN VIEW

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

IMPERIAL

DRAWING NUMBER:

S-221

SCALE:

1"=125'

- NOTES:
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

2. THE LAYOUT IS DEVELOPED USING IANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019.

3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV-ARRAY LAYOUT.

4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS.

5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT.

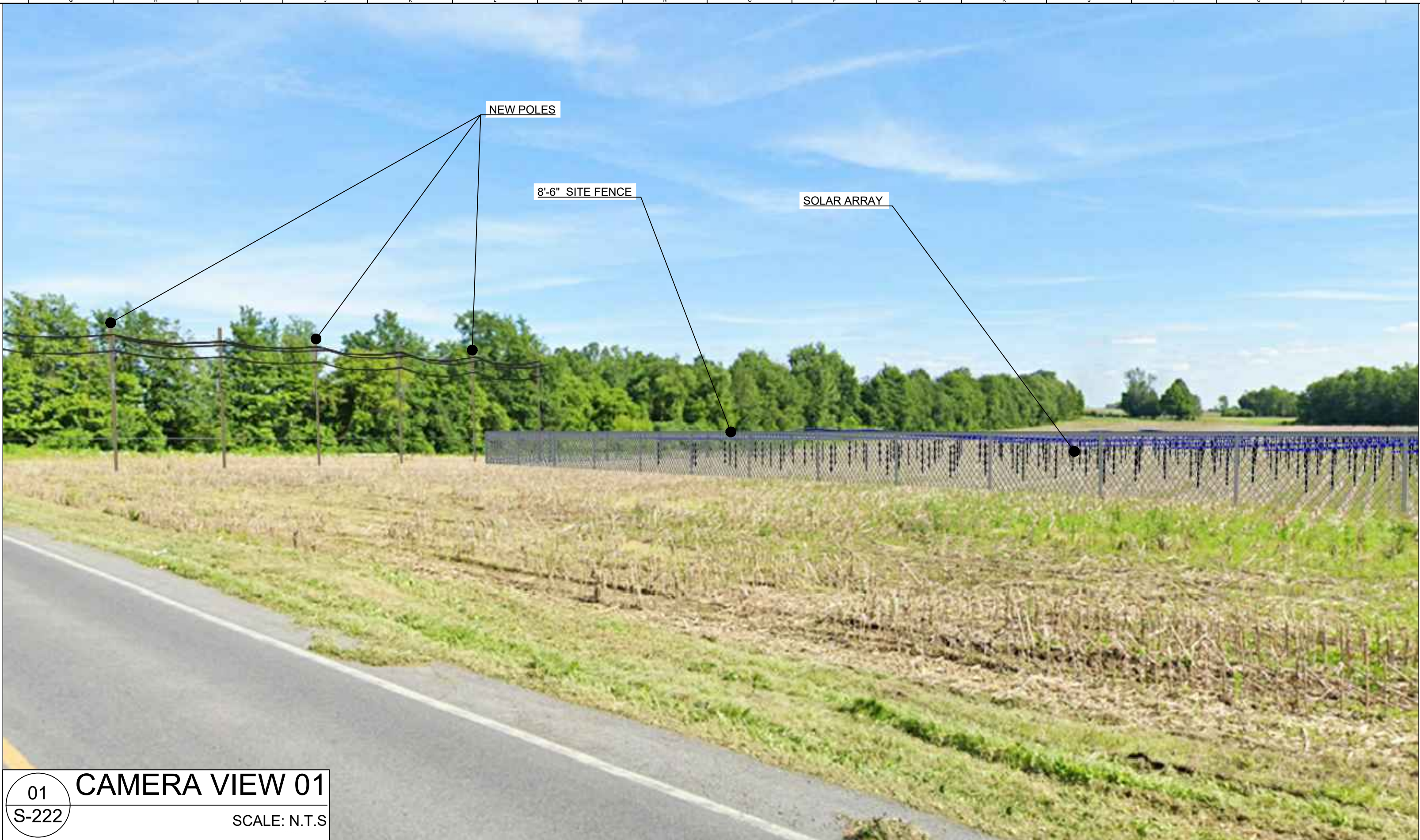
6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION.

7. LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.

8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COUPLING).

9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').

10. EXACT SPECIFICATION OF GREEN FENCE WILL BE USED FOR VISUAL SCREENING TO BE DETERMINED DURING THE CONSTRUCTION PHASE



01 CAMERA VIEW 01
S-222 SCALE: N.T.S



02 CAMERA VIEW 01 - WITH SCREENING
S-222 SCALE: N.T.S

DEVELOPER:



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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 01

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-222

SCALE:
N.T.S



01
S-223

CAMERA VIEW 02

SCALE: N.T.S

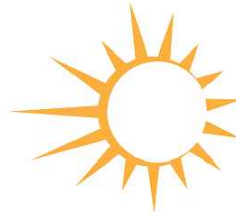


02
S-223

CAMERA VIEW 02 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 02

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-223

SCALE:
N.T.S



01
S-224

CAMERA VIEW 03

SCALE: N.T.S



02
S-224

CAMERA VIEW 03 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 03

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-224

SCALE:
N.T.S

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



01
S-225

CAMERA VIEW 04

SCALE: N.T.S

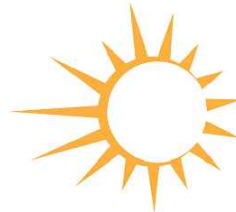


02
S-225

CAMERA VIEW 04 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:

 **OYA SOLAR**

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PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

**VISUAL SCREENING
CAMERA VIEW 04**

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-225

SCALE:
N.T.S

POWER ELECTRONICS



FREEMAQ DC/DC
BI-DIRECTIONAL DC/DC CONVERTER

- MODULAR DESIGN
- OUTDOOR DURABILITY
- CLIPPING RECOVERY CAPABILITY
- FOR NEW AND EXISTING PLANTS

**THE MOST COST
COMPETITIVE SOLUTION
FOR SOLAR + STORAGE
INSTALLATIONS**

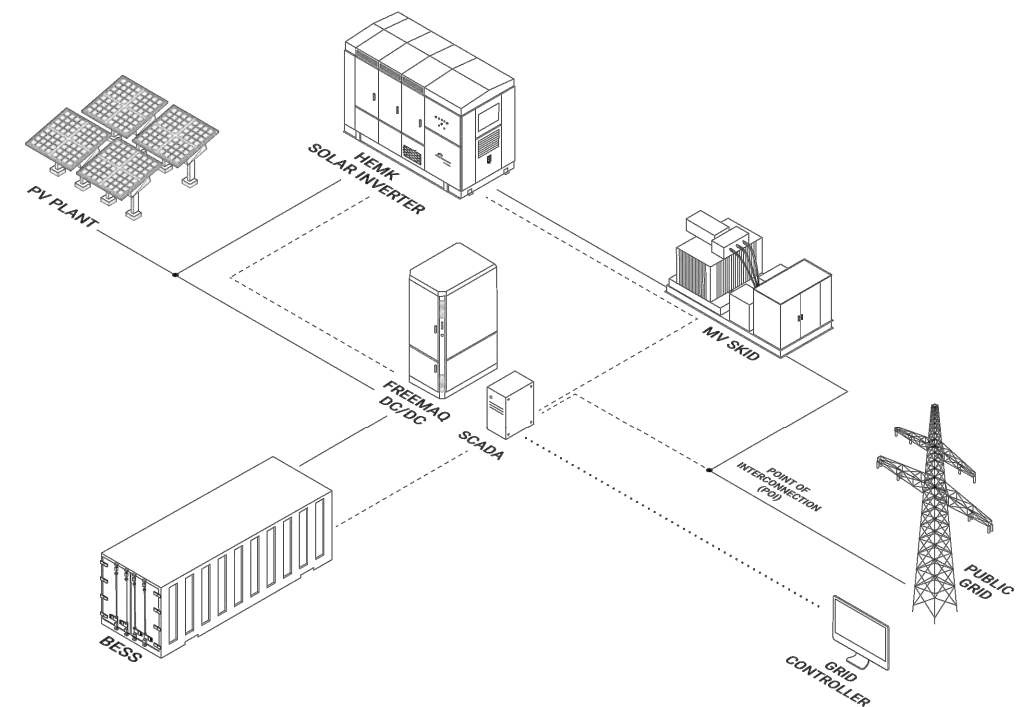
The new Power Electronics Freemaq DC/DC is a bi-directional DC converter designed to maximize the benefits of the large-scale solar plants with a solar-plus-storage approach, offering a cutting-edge technology product that is able to reduce the CAPEX of PV installations coupled with energy storage systems, avoiding the installation of an additional station with a dedicated MV transformer.

Following the Power Electronics philosophy, the Freemaq DC/DC is a modular outdoor solution available from 500kW to 3000kW, fully compatible with different battery technologies and manufacturers, with a voltage range up to 1500Vdc and the highest efficiency in the market. This product has been designed to be easily integrated with a Freesun inverter in new or already installed PV power plants, being the most cost-competitive solution for battery storage systems paired with PV installations.

By coupling the Power Electronics Freemaq DC/DC converter with a Freesun solar inverter, it is possible to perform functions such as: energy shifting, ramp control rate, frequency response, and most importantly, clipping energy recovery, that will boost customer revenues.

POWER ELECTRONICS

CONFIGURATION



MODULAR DESIGN

Its unique modular design provides the flexibility needed to design your project, choosing the amount of storage power to be dispatched, according to the specific grid requirements.

From 500 kW to 3MW.



TECHNICAL CHARACTERISTICS

REFERENCE		F00500
DC INPUT & OUTPUT	DC Rated Power (kW) @50°C	500
	DC PV Voltage Range (Vdc)	800 to 1310
	DC ESS Voltage Range (Vdc)	700 to 1310
	Maximum DC PV Input Voltage (Vdc)	1500
	DC Voltage Ripple	<3%
EFFICIENCY	Battery Technology	Compatible with all battery technologies
	Efficiency (Max)	98.5% (target)
CABINET	Max. Standby Consumption	< 4 approx. 50W
	Dimensions (mm)	1000x1200x1800
	Cooling	Forced air
	Enclosure Rating	NEMA 3R / IP54
CONNECTIONS	Number of connections	3 positive / 2 negative
	Terminals	Lugs Rated 90°C
	Max. positive and negative input wire size	750 kcmil / 950mm²
ENVIRONMENT	Operating Temperature range	-20°C to 50°C
	Relative Humidity	4% to 95% non condensing
	Max. Altitude	4000m; >4000m power derating
	Audible Noise level	<79 dBA
CONTROL INTERFACE	Interfaces	Graphic display (Freesun cabinet)
		Emergency distribution and indicator lights
		USB, 0-40 and 0-2-40s
PROTECTIONS	Communications Protocol	Modbus 132 Modbus RTU
	Ground Fault Detection	Insulation monitoring device
	DC disconnection & protection (PV)	Built-in
	DC disconnection	Optional
CERTIFICATIONS	Battery overvoltage protection	Optional
	Safety Certification	UL-1741 (pending)

[1] For other range consult Power Electronics.
[2] Heating resistors M1 option below -20°C.



Sol-X Tracker

- Adaptable building blocks for increased layout and design flexibility
- Best in class terrain following of up to ±10% every 12 modules
- Highest density, longer rows and minimal gaps
- Independent rows, reduced O&M cost
- No heavy or specialized equipment required, lightweight components allow for simple handling
- Fewest components of any tracker on the market, only 3 fastener sizes
- More than 25% less material than leading trackers, only 2 trucks/MW
- Simple, lightweight roll formed sections, no large torque tubes
- Lack of torsional dynamic forces allows for less steel and reduced module loads
- Global automotive supply chain and quality standards
- Fewer electrical components; each row up to 180 modules
- No dampeners required, eliminating a high risk failure point

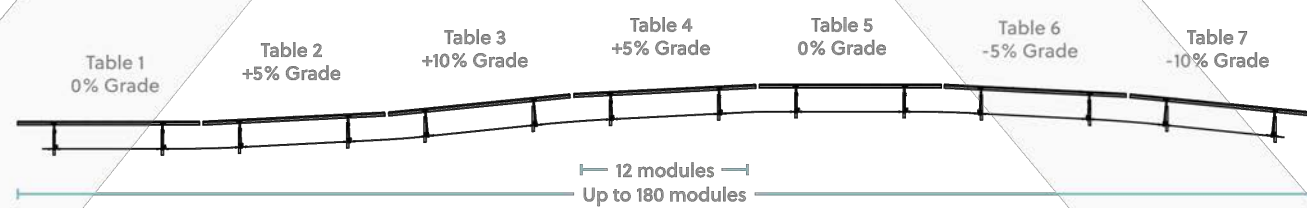
Helping you meet your goals through engineering and service excellence is the measure of our success.

Magna provides exceptional technology and services delivering on speed, quality and cost for solar industry partners worldwide. Our customizable solutions address the full range of our clients needs.

DESIGN • ENGINEER • SUPPORT • QUALITY • BANKABILITY • DURABILITY

SPECIFICATIONS Sol-X Tracker

Row Length	Up to 180, 72 cell, modules driven per controller/motor
Table Length	8-12 Modules per independent table connected together by a small driveshaft
Drive Unit	Rugged design for 30 year field life in harsh environmental climates
Terrain Following	Up to ±10% every 12 modules
Wind Speed Design	Fully configurable, typical 90 – 150mph, 3 second gust per ASCE7-10
Rotational Range (East/West)	60°-60° Standard
Ground Coverage Ratio	Fully configurable by customer, typically 0.20 to 0.65
DC Capacity	Typically 65kWp per tracker row
System Voltage	1000V or 1500V
Module Attachment	UL listed top clamps, compatible with all module types
Controller	Option 1: Self powered with battery backup Option 2: AC powered 115V – 240V (1Φ)
Tracking Method	Time and location based algorithm with backtracking
Remote Communication	Secure monitoring and control tracker array in real-time via an encrypted cloud portal; SCADA solution available
Motor Type	Automotive proven 24V DC motor
Warranty	15yr structural components, 10yr control and drive system, 5yr motor



AXSUS, a division of Magna Mechatronics

CONTACT US
axsus.info@magna.com • axsusolar.com



DEVELOPER:



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OYA PROJECT MANAGER:

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

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	SPECIFICATION SHEETS	KA

PROJECT NAME AND ADDRESS:

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

DRAWING TITLE:

**SPECIFICATION
SHEETS - SHEET 2**

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

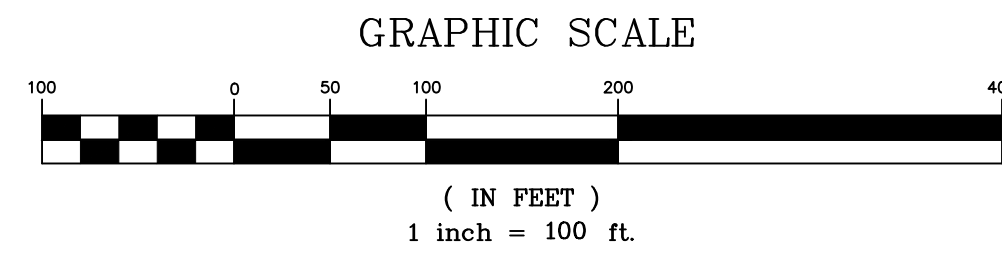
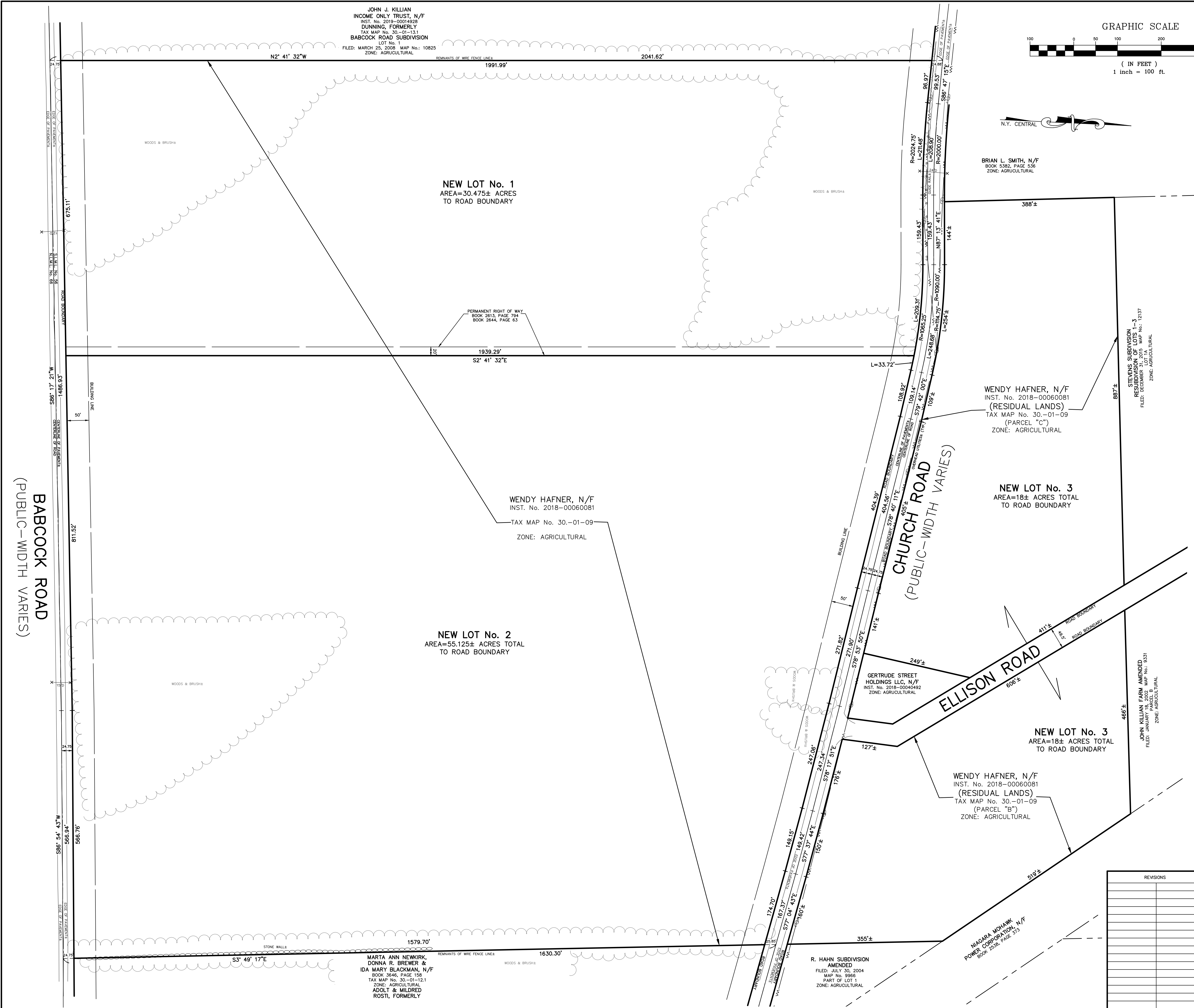
IMPERIAL

DRAWING NUMBER:

S-901

SCALE:

N.T.S



LOCATION PLAN
Scale: 1" = 2000'

NOTES:
Total area: 104± acres to Road Boundary.
Total number of lots: One (1) existing; Three (3) proposed.
Present Zone: Agricultural (A).
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0035F, effective date: November 4, 2016..
Wetlands not shown.
Part of Tax Map No. 30.-01-09

- LEGEND:**
- ☆ Ls indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IFF indicates iron pipe and/or monument found
 - MON. FND indicates monument found
 - indicates bollard
 - indicates sign
 - 12" CMP — indicates storm culvert
 - 6" G — indicates gas main, gas valve & gas line marker
 - 8" W — indicates water main, water valve & hydrant
 - 18" D — indicates storm sewer, catch basin & manhole
 - 8" S — indicates sanitary sewer, sewer vent & manhole
 - TEL — indicates underground telephone line, manhole & box
 - U-TEL — indicates underground electric line & manhole
 - UE — indicates underground television cable & box
 - CATV — indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

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

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

N.Y.S. Licensed Land Surveyor

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

REVISIONS

FINAL PLAN
**WENDY HAFNER
SUBDIVISION**
PART OF MILITARY LOT No. 56
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK

**IANUZI & ROMANS
LAND SURVEYING, P.C.**
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanspc.com

DATE: NOVEMBER 19, 2019

SCALE: 1" = 100'

FILE No.: 301.082

SHEET No.

F.B. No. 1550

BABCOCK ROAD
(PUBLIC—WIDTH VARIES)

CHURCH ROAD
(PUBLIC—WIDTH VARIES)

ELLISON ROAD

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Solar Church Road - A		
Project Location (describe, and attach a general location map): 1671 Church Road Lysander, NY 13027		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of a 5MWAC grid-tie photovoltaic (PV) system installed on Church Road in Lysander, New York. The system will be built within a 38.85 acre fenced area, consisting of 18,746 Talesun TP6G72M-9BB 400W PV modules connected to one power electronics HEMK-FS2125K inverter (CURTAILED TO 2000kw ac), and one power electronics HEMK-FS3190K inverter (curtailed to 3000kw AC). The project will include a newly constructed access road (20' x 1,745') appropriate for access during construction and future maintenance activities.		
Name of Applicant/Sponsor: Glenn Mackay	Telephone: 416-840-3358	
	E-Mail:	
Address: 335 Madison Ave.		
City/PO: New York	State: New York	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Bryan A. Bayer, Managing Environmental Scientist, C&S Companies	Telephone: 315-703-4312	
	E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Blvd.		
City/PO: Syracuse	State: New York	Zip Code: 13212
Property Owner (if not same as sponsor): Wendy Hafner	Telephone:	
	E-Mail:	
Address: 113 Snappy Lane		
City/PO: Liverpool	State: NY	Zip Code: 13090

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Lysander Planning Board	February 6, 2020
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Planning Board (Ag Data Statement, County Park, County Road)	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater NOI	TBD
h. Federal agencies ☒ Yes ☐ No	USACE Nationwide Permit	TBD
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

Onondaga County Agricultural and Farmland Protection Plan

C.3. Zoning

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

Agricultural land use

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

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

Onondaga County Sheriff's Department

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

Lysander Fire Department, Greater Baldwinsville Ambulance Corps.

d. What parks serve the project site?

Beaver Lake Nature Center

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 55.27 acres

b. Total acreage to be physically disturbed? 38.85 acres

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

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Commercial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 30.26 Maximum 64.24

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

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

ii. If Yes:

- Total number of phases anticipated _____

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

- Anticipated completion date of final phase _____ month _____ year

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

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

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>721</u> ii. Dimensions (in feet) of largest proposed structure: <u>10</u> height; <u>6</u> width; and <u>70</u> length iii. Approximate extent of building space to be heated or cooled: <u>0</u> square feet	

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

D.2. Project Operations

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

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 Work associated with the PV array involves non-jurisdictional activities such as installation of helical piles. Electrical conduit trenching will also occur in federally regulated wetlands; this activity will not result in the permanent loss of wetlands and is considered a temporary impact.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.3</u> acres (impervious surface) _____ Square feet or <u>55.27</u> acres (parcel size) ii. Describe types of new point sources. <u>Not applicable</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>Stormwater will be directed to on-site water and drainage ways.</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Unnamed tributaries to Beaver Lake</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☒ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Heavy equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Not applicable</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Not applicable</u>	☒ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned
i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Construction equipment 7am - 7pm during construction phase only	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

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

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

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >6 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bombay loam</td> <td style="width: 20%; text-align: right;">59.3 %</td> </tr> <tr> <td>Madrid loam</td> <td style="text-align: right;">10.2 %</td> </tr> <tr> <td>Hilton loam</td> <td style="text-align: right;">10.3 %</td> </tr> </table>		Bombay loam	59.3 %	Madrid loam	10.2 %	Hilton loam	10.3 %						
Bombay loam	59.3 %												
Madrid loam	10.2 %												
Hilton loam	10.3 %												
d. What is the average depth to the water table on the project site? Average: _____ 1.5-2 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">12.4 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">79.8 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">7.8 % of site</td> </tr> </table>		☒ Well Drained:	12.4 % of site	☒ Moderately Well Drained:	79.8 % of site	☒ Poorly Drained	7.8 % of site						
☒ Well Drained:	12.4 % of site												
☒ Moderately Well Drained:	79.8 % of site												
☒ Poorly Drained	7.8 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">23.4 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">76.6 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	23.4 % of site	☒ 10-15%:	76.6 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	23.4 % of site												
☒ 10-15%:	76.6 % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland PFO1/SS1E</td> <td>Approximate Size 7.50</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Freshwater Forested/Shrub Wetland PFO1/SS1E	Approximate Size 7.50	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name Freshwater Forested/Shrub Wetland PFO1/SS1E	Approximate Size 7.50											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-footed mouse</td> <td style="width: 33%; border-bottom: 1px solid black;">Meadow vole</td> <td style="width: 33%; border-bottom: 1px solid black;">Whitetail deer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Red-tailed hawk</td> <td style="border-bottom: 1px solid black;">Eastern wild turkey</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			White-footed mouse	Meadow vole	Whitetail deer	Red-tailed hawk	Eastern wild turkey	
White-footed mouse	Meadow vole	Whitetail deer						
Red-tailed hawk	Eastern wild turkey							
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: - Currently: _____ acres - Following completion of project as proposed: _____ acres - Gain or loss (indicate + or -): _____ acres								
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Indiana Bat _____								
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____								
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☒ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ Some adjoining properties may be used for hunting, trapping, and/or fishing, but there is no effect from the proposed action.								
E.3. Designated Public Resources On or Near Project Site								
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____								
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No i. If Yes: acreage(s) on project site? 38.55 ii. Source(s) of soil rating(s): USDA Web Soil Survey								
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____								
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____								

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☒ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Local nature center</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Beaver Lake Nature Center</u> iii. Distance between project and resource: _____ <u>0.8</u> miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

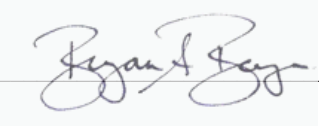
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name Bryan A. Bayer, C&S Engineers, Inc. Date 2-6-2020

Signature  Title Managing Environmental Scientist

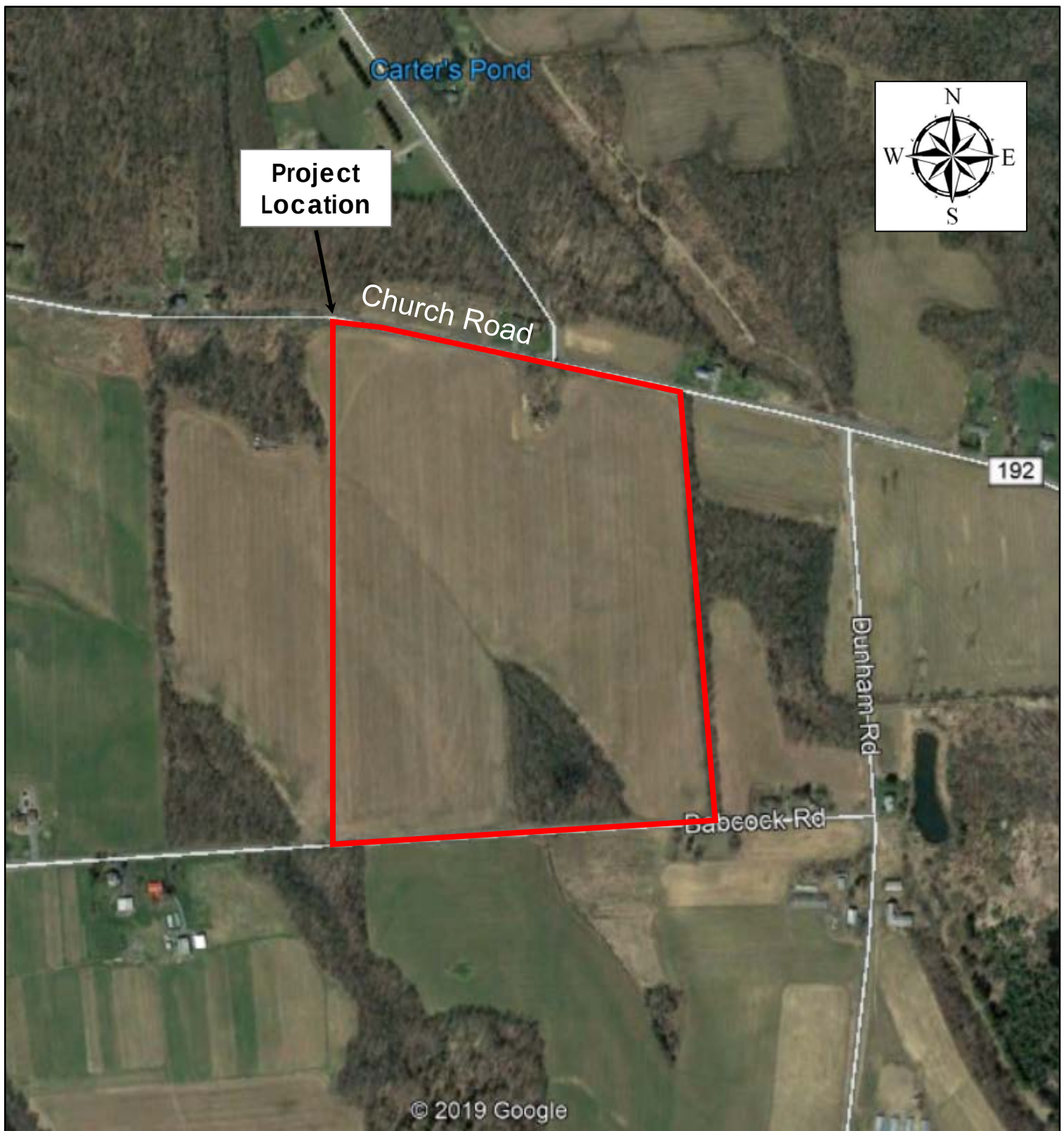


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



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

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Source: Google Maps

Not to Scale

OYA Solar Church Road – A Solar Site

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



Figure 1
Project Location Map

Feasibility Statement – Church Road A

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

Church Road A**Section II - C**

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

Church Road A

Section I – H

Not applicable.

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

Church Road A

Section I – J

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

Onondaga County Industrial Development Agency



Project Summary

3/10/2021

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

0

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

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

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

Cost Benefit Analysis

OYA Camillus A LLC

Fiscal Impact (\$)

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

Project Description

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

Benefit:Cost Ratio

13 :1

OYA Camillus A LLC

3/10/2021

A) PILOTS Estimate Table Worksheet

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

Year	Onondaga County	Camillus	West Genesee School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	19%	66%	100%		
2019-2020	\$ 1,150	\$ 1,469	\$ 5,118	\$ 7,737		
1	\$ 4,086	\$ 5,223	\$ 18,191	\$ 27,500	\$ 41,475	\$ 13,975
2	\$ 4,168	\$ 5,327	\$ 18,555	\$ 28,050	\$ 42,305	\$ 14,255
3	\$ 4,251	\$ 5,434	\$ 18,926	\$ 28,611	\$ 43,151	\$ 14,540
4	\$ 4,336	\$ 5,542	\$ 19,305	\$ 29,183	\$ 44,014	\$ 14,831
5	\$ 4,423	\$ 5,653	\$ 19,691	\$ 29,767	\$ 44,894	\$ 15,127
6	\$ 4,511	\$ 5,766	\$ 20,085	\$ 30,362	\$ 45,792	\$ 15,430
7	\$ 4,602	\$ 5,882	\$ 20,486	\$ 30,969	\$ 46,708	\$ 15,738
8	\$ 4,694	\$ 5,999	\$ 20,896	\$ 31,589	\$ 47,642	\$ 16,053
9	\$ 4,788	\$ 6,119	\$ 21,314	\$ 32,221	\$ 48,595	\$ 16,374
10	\$ 4,883	\$ 6,242	\$ 21,740	\$ 32,865	\$ 49,567	\$ 16,702
11	\$ 4,981	\$ 6,366	\$ 22,175	\$ 33,522	\$ 50,558	\$ 17,036
12	\$ 5,081	\$ 6,494	\$ 22,619	\$ 34,193	\$ 51,569	\$ 17,376
13	\$ 5,182	\$ 6,624	\$ 23,071	\$ 34,877	\$ 52,601	\$ 17,724
14	\$ 5,286	\$ 6,756	\$ 23,532	\$ 35,574	\$ 53,653	\$ 18,078
15	\$ 5,392	\$ 6,891	\$ 24,003	\$ 36,286	\$ 54,726	\$ 18,440
16	\$ 5,499	\$ 7,029	\$ 24,483	\$ 37,011	\$ 55,813	\$ 18,802
17	\$ 5,609	\$ 7,170	\$ 24,973	\$ 37,752	\$ 56,917	\$ 19,167
18	\$ 5,722	\$ 7,313	\$ 25,472	\$ 38,507	\$ 58,037	\$ 19,533
19	\$ 5,836	\$ 7,459	\$ 25,982	\$ 39,277	\$ 59,171	\$ 19,901
20	\$ 5,953	\$ 7,608	\$ 26,501	\$ 40,062	\$ 60,320	\$ 20,270
21	\$ 6,072	\$ 7,761	\$ 27,031	\$ 40,864	\$ 61,483	\$ 20,641
22	\$ 6,193	\$ 7,916	\$ 27,572	\$ 41,681	\$ 62,659	\$ 21,014
23	\$ 6,317	\$ 8,074	\$ 28,123	\$ 42,514	\$ 63,847	\$ 21,389
24	\$ 6,443	\$ 8,236	\$ 28,686	\$ 43,365	\$ 65,047	\$ 21,766
25	\$ 6,572	\$ 8,400	\$ 29,259	\$ 44,232	\$ 66,259	\$ 22,145
	\$ -					
	\$ 130,879	\$ 167,283	\$ 582,671	\$ 880,833	\$ 1,492,632	\$ 611,799



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan
 - Conflict of Interest
 - A feasibility statement indicating the need for the requested benefits
 - Description of project, Site Plans/Sketches, and Maps
 - NYS Full Environmental Assessment Form
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500
9. This Application was adopted by the OCIDA Board on November 19, 2019.

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: _____

Applicant Address: _____

Phone: _____ Fax: _____

Website: _____ E-mail: _____

Federal ID#: _____ NAICS: _____

State and Year of Incorporation/Organization: _____

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

Others (please specify): _____

Year Established: _____

State in which Organization is established: _____

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

Name

% of ownership

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: _____

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐ Yes ☐ No

Section II: Project Information

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

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Current Assessed Value: _____ Sq. Footage of Existing Building: _____

Census Tract: _____

- B) Type (Check all that apply):

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

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

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

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

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

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

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

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

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

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

☐ Yes ☐ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

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

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

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

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

C) Employment and Payroll Information

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

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

2. Complete the following:

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

D) New Employment Benefits

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

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

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

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

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): _____
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): _____
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ _____

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

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

\$ _____

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

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

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

Company: _____

Representative for Contract: _____

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

Phone: _____ Email: _____

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

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

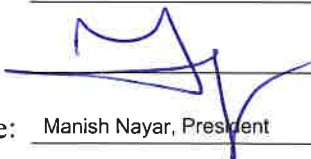
1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees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

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

Name of Applicant Company

OYA Camillus A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

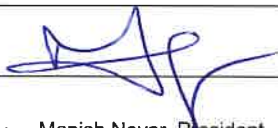
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

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

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

Name of Applicant Company: OYA Camillus A LLC

Signature of Officer or Authorized Representative: 

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

Date: 08/18/2020

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

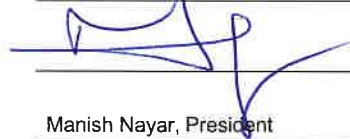
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

OYA Camillus A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section X: Representations, Certifications, and Indemnification

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

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

meetings law.

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

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

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

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

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

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

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

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

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

Name of Applicant Company

OYA Camillus A LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

PROVINCE OF ONTARIO)

FOREIGN COUNTRY OF CANADA)ss.;

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

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

(Signature of Officer)

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

(Notary Public)

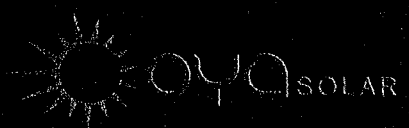
Name: Bernadette Corpuz
Expiry: None

End of Application

PROJECT NARRATIVE

OYA CAMILLUS A LLC COMMUNITY DISTRIBUTED GENERATION

6327 VAN ALSTIN ROAD, CAMILLUS, NY 13031



OYA SOLAR NY, L.P.



1. Summary

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

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

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

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

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

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

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

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

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



Parcel Owner Information:

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

Project Developer

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

Municipality

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

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

School District: Opted Out

Town: requires PILOT

County: requires PILOT

3. Proposed Project Description

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

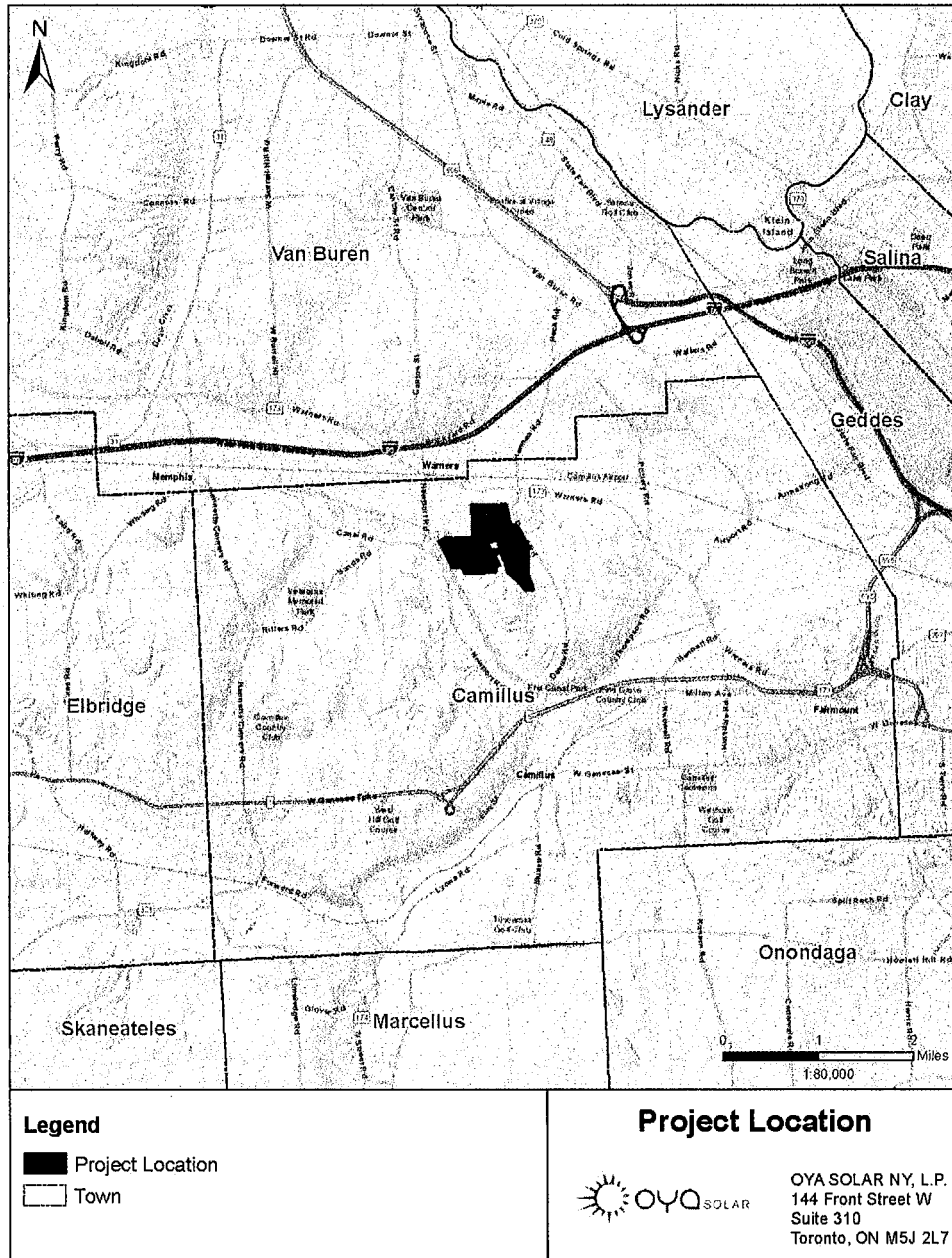


Figure 1: Proposed Project Location

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



Figure 2: Proposed Project Site Location

4. Project Technology

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

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

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

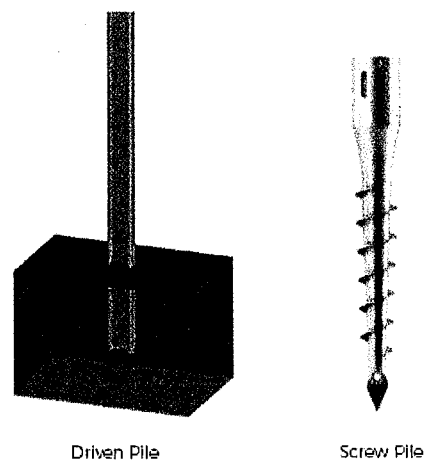


Figure 3: Illustration of Types of Foundation Posts

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

Onondaga County Industrial Development Agency



Project Summary

3/24/2021

1. Project	OYA Camillus B LLC	2. Project Number	3101-20-17D
3. Location	Camillus	4. School District	West Genesee School District
5. Tax Parcel(s)	006.-04-12.1	6. Project Type	New Construction Solar Project

0

7.Total Project Cost	\$	7,581,103	8. Total Jobs	0*
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	0
Building	\$	3,739,680	(Next 5 Years)	
Furniture & Fixtures	\$	-	* Project related operation and management will be provided by local vendors under service contract with the project applicant.	
Equipment	\$	3,758,423		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	83,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

OYA Camillus B LLC

Fiscal Impact (\$)

Abatement Cost	\$	926,636
Sales Tax	\$	300,673
Mortgage Tax	\$	-
Property Tax Relief (PILOT)	\$	625,963
New Investment	\$	11,537,487
PILOT Payments	\$	880,833
Project Wages (10 years)	\$	-
Construction Wages	\$	2,829,450
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	7,581,103
New Sales Tax Generated	\$	150,337
Agency Fees	\$	95,764
Agency Legal Fees	\$	18,953

Benefit:Cost Ratio

12 :1

Project Description

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

OYA Camillus B LLC

3/10/2021

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 7,737

Expected Revenue from the Parcel
if no project occurred \$ -

Projected Year 1 Revenue to be
generated as a result of the project: \$ 27,500

Total Project Cost \$ 7,581,103

OCIDA Estimate of Project Value \$ 939,606

Projected MW to be generated 5

Year	Onondaga County	Camillus	West Genesee School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15%	19%	66%	100.0%		
2019-2020	\$ 1,150	\$ 1,469	\$ 5,118	\$ 7,737		
1	\$ 4,086	\$ 5,223	\$ 18,191	\$ 27,500	\$ 41,833	\$ 14,333
2	\$ 4,168	\$ 5,327	\$ 18,555	\$ 28,050	\$ 42,670	\$ 14,620
3	\$ 4,251	\$ 5,434	\$ 18,926	\$ 28,611	\$ 43,523	\$ 14,912
4	\$ 4,336	\$ 5,542	\$ 19,305	\$ 29,183	\$ 44,394	\$ 15,210
5	\$ 4,423	\$ 5,653	\$ 19,691	\$ 29,767	\$ 45,282	\$ 15,515
6	\$ 4,511	\$ 5,766	\$ 20,085	\$ 30,362	\$ 46,187	\$ 15,825
7	\$ 4,602	\$ 5,882	\$ 20,486	\$ 30,969	\$ 47,111	\$ 16,141
8	\$ 4,694	\$ 5,999	\$ 20,896	\$ 31,589	\$ 48,053	\$ 16,464
9	\$ 4,788	\$ 6,119	\$ 21,314	\$ 32,221	\$ 49,014	\$ 16,794
10	\$ 4,883	\$ 6,242	\$ 21,740	\$ 32,865	\$ 49,994	\$ 17,129
11	\$ 4,981	\$ 6,366	\$ 22,175	\$ 33,522	\$ 50,994	\$ 17,472
12	\$ 5,081	\$ 6,494	\$ 22,619	\$ 34,193	\$ 52,014	\$ 17,821
13	\$ 5,182	\$ 6,624	\$ 23,071	\$ 34,877	\$ 53,055	\$ 18,178
14	\$ 5,286	\$ 6,756	\$ 23,532	\$ 35,574	\$ 54,116	\$ 18,541
15	\$ 5,392	\$ 6,891	\$ 24,003	\$ 36,286	\$ 55,198	\$ 18,912
16	\$ 5,499	\$ 7,029	\$ 24,483	\$ 37,011	\$ 56,301	\$ 19,290
17	\$ 5,609	\$ 7,170	\$ 24,973	\$ 37,752	\$ 57,427	\$ 19,673
18	\$ 5,722	\$ 7,313	\$ 25,472	\$ 38,507	\$ 58,576	\$ 20,063
19	\$ 5,836	\$ 7,459	\$ 25,982	\$ 39,277	\$ 59,748	\$ 20,462
20	\$ 5,953	\$ 7,608	\$ 26,501	\$ 40,062	\$ 60,943	\$ 20,871
21	\$ 6,072	\$ 7,761	\$ 27,031	\$ 40,864	\$ 62,162	\$ 21,290
22	\$ 6,193	\$ 7,916	\$ 27,572	\$ 41,681	\$ 63,405	\$ 21,720
23	\$ 6,317	\$ 8,074	\$ 28,123	\$ 42,514	\$ 64,672	\$ 22,161
24	\$ 6,443	\$ 8,236	\$ 28,686	\$ 43,365	\$ 65,963	\$ 22,613
25	\$ 6,572	\$ 8,400	\$ 29,259	\$ 44,232	\$ 67,278	\$ 23,077
	\$ 130,879	\$ 167,283	\$ 582,671	\$ 880,833	\$ 1,506,796	\$ 625,963



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan
 - Conflict of Interest
 - A feasibility statement indicating the need for the requested benefits
 - Description of project, Site Plans/Sketches, and Maps
 - NYS Full Environmental Assessment Form
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500
9. This Application was adopted by the OCIDA Board on November 19, 2019.

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: _____

Applicant Address: _____

Phone: _____ Fax: _____

Website: _____ E-mail: _____

Federal ID#: _____ NAICS: _____

State and Year of Incorporation/Organization: _____

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

Others (please specify): _____

Year Established: _____

State in which Organization is established: _____

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

Name

% of ownership

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: _____

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☐No

Section II: Project Information

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

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Current Assessed Value: _____ Sq. Footage of Existing Building: _____

Census Tract: _____

- B) Type (Check all that apply):

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

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

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

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

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

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

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

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

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

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

☐ Yes ☐ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

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

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

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

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

C) Employment and Payroll Information

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

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

2. Complete the following:

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

D) New Employment Benefits

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

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

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

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

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): _____
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): _____
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ _____

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

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

\$ _____

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

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

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

Company: _____

Representative for Contract: _____

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

Phone: _____ Email: _____

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

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

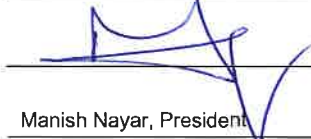
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company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

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

Name of Applicant Company

OYA Camillus B LLC

Signature of Officer or Authorized Representative:



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

Date: 08/18/2020

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

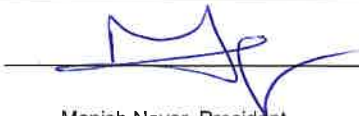
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

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

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

Name of Applicant Company: OYA Camillus B LLC

Signature of Officer or Authorized Representative: 

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

Date: 08/18/2020

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

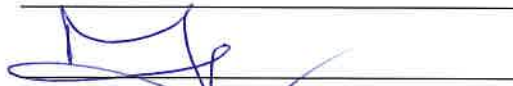
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

OYA Camillus B LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

Section IX: Conflict of Interest

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Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section X: Representations, Certifications, and Indemnification

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

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

meetings law.

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

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

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

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

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

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

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

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

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

Name of Applicant Company

OYA Camillus B LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 08/18/2020

PROVINCE OF ONTARIO)

FOREIGN COUNTRY OF CANADA)ss.;

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

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

(Signature of Officer)

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

(Notary Public)

Name: Bernadette Corpuz
Date of Expiry: None

End of Application

PROJECT NARRATIVE

OYA CAMILLUS B LLC COMMUNITY DISTRIBUTED GENERATION

6190 VAN ALSTIN ROAD, CAMILLUS, NY 13031



OYA SOLAR NY, L.P.



1. Summary

OYA Camillus B LLC is proposing to develop a 5 MW_{AC} solar CDG Project located at 6190 Van Alstine Road ("Proposed Project") in the Town of Camillus, New York. The Proposed Project will operate over a 30-year term. OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

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

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

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

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

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

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

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

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



Parcel Owner Information:

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

Project Developer

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

Municipality

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

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

School District: Opted Out

Town: requires PILOT

County: requires PILOT

3. Proposed Project Description

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

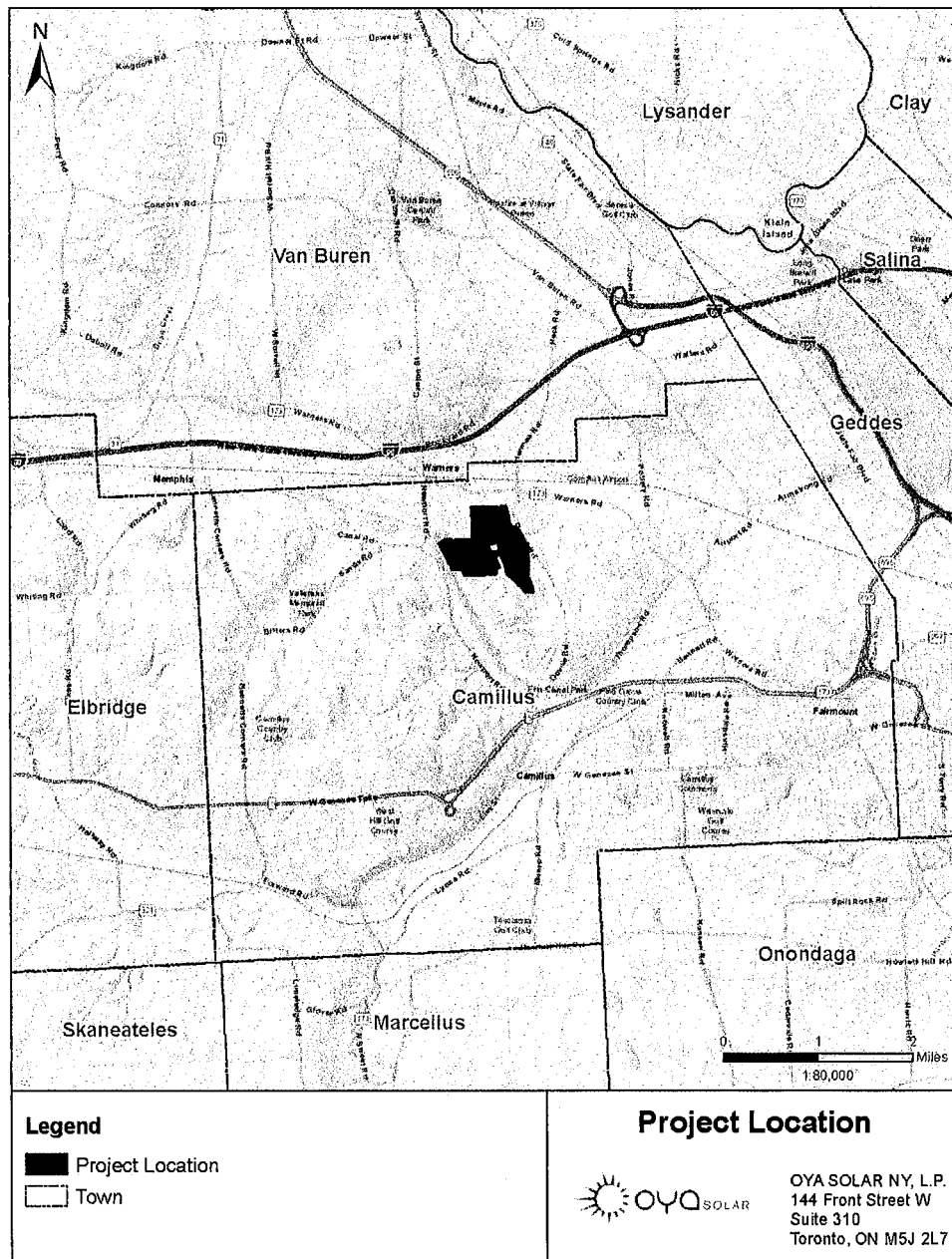


Figure 1: Proposed Project Location

The Proposed Project site is located at 6190 Van Alstine Road, Camillus, NY 13031, and will occupy approximately 37.45 acres / 1,631,322 sqft of the current 303.25 acre single tax parcel (See "Figure 2: Proposed Project Site Location"). Please see site plans for detailed equipment layout. The site access will be via gravel road off Van Alstine Road.



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system. The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 303.25 acres exist under site control, the solar PV modules will occupy approximately 8.45 acres / 368,082 sqft.

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

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

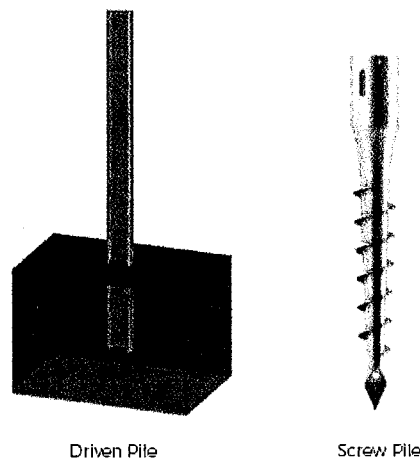


Figure 3: Illustration of Types of Foundation Posts

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