



Onondaga County Industrial Development Agency
Project Summary

5/9/2019

1. Project:	Cryomech, Inc.	2. Project Number:	0
3. Location:	Dewitt	4. School Districts:	East Syracuse - Minoa
5. Tax Parcel(s):	022.-05-03.1	6. Type of Project:	New manufacturing facility for cryogenic equipment.
7. Description:	New manufacturing facility for cryogenic equipment. Of which, 61,000 sq ft for the manufacturing plant, 15,000 sq ft for the office facility.		

7. Total Project Cost:	\$ 16,980,680	8. Total Jobs	140
Land	\$ 560,000	8A. Job Retention	121
Site Work	\$ 1,885,369	8B: Job Creation	19
Building	\$ 8,159,357	(Next 5 Years)	
Furniture & Fixtures	\$ 3,187,000		
Equipment	\$ 210,000		
Equipment Subject to NYS			
Production Exemption	\$ 1,250,000		
Engineering/Architecture Fees	\$ 900,000		
Financial Charges	\$ 500,506		
Legal Fees	\$ 27,500		
Other	\$ 300,948		

Cost Benefit Analysis:	Cryomech, Inc.
	Fiscal Impact (\$)
Abatement Cost:	\$1,381,974
Sales Tax	\$550,000
Mortgage Tax	\$84,000
Property Tax Relief (PILOT)	\$747,974
New Investment:	\$143,272,667
PILOT Payments	\$653,583
Project Wages	\$93,519,170
Construction Wages	\$3,612,990
Employee Benefits	\$28,055,751
Project Capital Investment	\$16,980,680
Annual New Sales Tax Generated	\$237,233
Agency Fees	\$213,259
Benefit:Cost Ratio	103.67 :1

Cryomech, Inc.

5/9/2019

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current market value				\$	92,000
Projected investment				\$	8,159,357
OCIDA estimate of increase in value				\$	3,501,460
OCIDA estimated value after project is completed				\$	3,593,460
Taxes that would have been collected if the project did not occur				\$	36,826
Scheduled PILOT payments				\$	690,409

PILOT YEAR	Exemption %	County PILOT Amount	Town Name	School District Name	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 492	\$ 458	\$ 2,413	\$ 3,363.15	\$ 131,363	\$ 127,999
2	90%	\$ 2,410	\$ 2,245	\$ 11,831	\$ 16,486.36	\$ 133,990	\$ 117,503
3	80%	\$ 4,406	\$ 4,103	\$ 21,624	\$ 30,133.14	\$ 136,670	\$ 106,536
4	70%	\$ 6,480	\$ 6,035	\$ 31,805	\$ 44,319.21	\$ 139,403	\$ 95,084
5	60%	\$ 8,635	\$ 8,042	\$ 42,384	\$ 59,060.66	\$ 142,191	\$ 83,130
6	50%	\$ 10,874	\$ 10,127	\$ 53,373	\$ 74,374.04	\$ 145,035	\$ 70,661
7	40%	\$ 13,199	\$ 12,292	\$ 64,785	\$ 90,276.34	\$ 147,936	\$ 57,659
8	30%	\$ 15,613	\$ 14,540	\$ 76,632	\$ 106,784.97	\$ 150,894	\$ 44,109
9	20%	\$ 18,118	\$ 16,873	\$ 88,927	\$ 123,917.84	\$ 153,912	\$ 29,994
10	10%	\$ 20,717	\$ 19,293	\$ 101,683	\$ 141,693.31	\$ 156,990	\$ 15,297
TOTAL		\$ 100,944	\$ 94,009	\$ 495,457	\$ 690,409	\$ 1,438,383	\$ 747,974

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals	134					
Creation Goals		7	6	5	1	
Total Employment Goals	134	141	147	152	153	153



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION INSTRUCTIONS**

1. Fill in all blanks, using "none", "not applicable", or "not available" where the question is not appropriate to the project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the Agency at (315)435-3770.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
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 Isabelle Harris at iharris@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 that the Public officers Law declares that all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 10 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 Gilberti, Stinziano, Heintz & Smith, P.C. in the amount of \$2,500

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

Return to:

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

Section I: Applicant Information

Please answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefits:

Applicant Name: Cryomech, Inc.

Applicant Address: 113 Falso Drive, Dewitt

Phone: (315) 455-2555

Fax: (315) 455-2544

Website: www.cryomech.com

E-mail: kwypych@cryomech.com

Federal ID#: 16090036

NAICS: 333415

State and Year of Incorporation/Organization: New York 1968

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

What is the name of the Real Estate Holding Company: Quantum Cool, LLC

Federal ID#: 83-3538431

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

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

David C. Nutting, Charles C. Wallace, Jr.

B) Individual Completing Application:

Name: Christine Stevens

Title: Project Executive

Address: One Websters Landing, Syracuse, NY 13202

Phone: (315) 471-5338

Fax: (315) 471-5373

E-mail: cstevens@vipstructures.com

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

Name: N/A
Title: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Kevin Pole, Esq. (Quantum Cool, LLC) Robert Temple, Esq. (Cryomech, Inc.)
Firm Name: Bond, Schoeneck & King, PLLC Law Offices of Temple & Temple
Address: One Lincoln Center, Syracuse, NY 13202 211 N. Center Street, East Syracuse, NY 13057
Phone: (315) 218-8146 (BSK) (315) 437-2684 (Temple & Temple) Fax: _____
E-mail: kpole@bsk.com (Quantum Cool, LLC) rtemple@templelaw.com (Temple & Temple)

E) Business Organization (check appropriate category):

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

Others (please specify): _____

Year Established: 2019 (Quantum Cool, LLC) 1968 (Cryomech)

State in which Organization is established: New York (Quantum Cool, LLC) New York (Cryomech, Inc.)

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

Name	% of ownership
<u>David C. Nutting, Managing Member, Quantum Cool, LLC</u>	<u>55%</u>
<u>Charles C. Wallace, Jr., Member, Quantum Cool, LLC</u>	<u>45%</u>
<u>Cryomech, Inc. Employee Stock Ownership Plan</u>	<u>100%</u>
_____	_____

G) Applicant Business Description:

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility:

See Attached

Estimated % of sales within Onondaga County: 0%

Estimated % of sales outside Onondaga County but within New York State: 5%

Estimated % of sales outside New York State but within the U.S.: 26%

Estimated % of sales outside the U.S.: 69%

(*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.

Cryomech, Inc.
OCIDA Application
Section I, Question G

G) Applicant Business Description

Describe in detail company background, products, customers, goods and services.

Cryomech, Inc., of Syracuse, New York, is a global leader in the design and manufacturing of high-performance cryogenic equipment. Since its founding in 1963, it has developed an array of products including cryocoolers, cryostats, laboratory-scale helium recovery and liquefier products, cold helium circulation systems, and liquid nitrogen plants. These are custom-designed to meet the needs of scientific research and industry in various fields throughout the world, including medicine, agriculture, aerospace, particle research, energy and computing.

Cryogenics and the history of Cryomech, Inc.

Cryogenics is the branch of physics that studies the development of methods for producing and maintaining extremely cold temperatures, and the study of materials at these temperatures. Cryogenics research started to accelerate in the years following World War 2 with commercial and industrial applications. In the 1950's it was crucial to the development of the space program.

In 1957, cryogenicist William E. Gifford, together with Dr. Howard O. McMahon, invented a stand-alone cooler to achieve cryogenic temperatures: a "cryocooler" (later also known as a "cryorefrigerator"). Known as the Gifford-McMahon (GM) cryocooler, it revolutionized the scientific community. Prior to its invention, labs had to create their own conditions to perform work at cryogenic temperatures. They used liquid cryogens (for example, nitrogen or helium), which was dangerous and challenging. The GM made cryogenic research accessible for the first time, since it was affordable, easier to work with, and much more reliable. In 1961, Gifford became a professor of Mechanical and Aerospace Engineering at Syracuse University, and in 1963, he founded Cryomech, Inc. His goal was to fulfill growing demand for cryocoolers and to continue cryogenic research and manufacturing. Cryomech later developed and produced a second product type for achieving cryogenic temperatures, known as the pulse tube (PT) refrigerator, which operates differently and is therefore better suited for different types of applications than the GM. Over time, the company has added multiple products for the management of nitrogen and helium, which in liquefied form are used as cryogens. Helium management devices are important because helium is rare and expensive.

Cryomech today

Cryogenic equipment has been, and remains, crucial to scientific and economic advancement. Cryomech has an unparalleled ability to develop new products to meet unique customer requirements. Globally recognized as the most agile, adaptive developer and producer, it collaborates with its customers, customizing technology to meet their needs.

About 50% of Cryomech's sales are custom-designed products; the other 50% are sales of existing products. Sales to Original Equipment Manufacturers (OEMs) are 60% of business. Other customers include research universities and institutions and the research departments within major corporations. Sixty-nine percent of sales are exports: Finland (25%), France (9%), the UK (9%), Germany (5%), China (4%), South Korea (4%), Switzerland (3%), Canada (2%), Japan (2%), the Netherlands (1%), and approximately twenty other countries (5%). Cryomech products are on all seven continents.

Cryomech, Inc.
OCIDA application
Section I, Question H: Onondaga County purchases

Thirty-nine (39%) of Cryomech's annual supplies, raw materials, and services are purchased from firms in Onondaga County.
Below is a list of Onondaga County vendors in 2018.

Company	\$ Spent in 2018	Address 1	Address 2	City	State	Zip
A Service Maid Two	\$ 29,484.00	223 East Seneca Turnpike	Suite 201	Syracuse	NY	13206
ABC Creative Group	\$ 29,104.10	235 Walton Street		Syracuse	NY	13202
ACI Controls Inc.	\$ 42,629.25	5604 Business Ave.		Cicero	NY	13039
Airgas USA, LLC	\$ 75,756.25	2730 Erie Blvd. E.		Syracuse	NY	13224
Altra Industrial Motion	\$ 21,280.00	1728 Burnet Ave		Syracuse	NY	13206
Anoplate Corporation	\$ 21,858.80	459 Pulaski Street		Syracuse	NY	13204
Ansun Graphics	\$ 3,944.43	6392 Deere Road		Syracuse	NY	13206
Anthony River, Inc.	\$ 575.00	116 Granger Street		Syracuse	NY	13202
Aquacut Inc.	\$ 868.14	909 State Fair Boulevard	Suite 120	Syracuse	NY	13209
Armory5, Inc.	\$ 61,739.08	324 W Water St		Syracuse	NY	13202
Aurora of CNY, Inc.	\$ 700.00	518 James St.		Syracuse	NY	13203
Avalon Document Services	\$ 1,911.60	901 North State Street		Syracuse	NY	13208
Barclay Damon, LLP	\$ 182.00	1 Park Place, 300 S. State St.		Syracuse	NY	13202
Battery World	\$ 694.25	5820 E Malloy Rd		Syracuse	NY	13211
BBD Coaters	\$ 400.00	109 Otisco St.		Syracuse	NY	13204
BJ's Wholesale Club	\$ 761.40	2 Chevy Drive		East Syracuse	NY	13057
BlueWater Cital Management	\$ 26,944.64	1001 James Street		Syracuse	NY	13203
Bodycote-Syra Heat Treating	\$ 1,099.00	4629 Crossroads Pk. Dr.		Liverpool	NY	13088
Bond, Schoenck & King, PLLC	\$ 195.00	One Lincoln Center		Syracuse	NY	13202
Careers by Design	\$ 1,025.00	5681 Stevens Drive North		Cicero	NY	13039
CED Baldwin Hall	\$ 28,491.63	6552 Ridings Road		Syracuse	NY	13206
Collins Niagara	\$ 504.55	5910 Firestone Drive		Syracuse	NY	13206
CPS	\$ 20,696.67	904 Seventh North St.		Liverpool	NY	13088
Dermody, Burke & Brown, CPA's	\$ 23,200.00	443 North Franklin Street		Syracuse	NY	13204
DLS Quality Management Inc.	\$ 3,500.00	100 Main Street		Camilius	NY	13031
Eagle Metalcraft Inc	\$ 3,281.30	3550 Burnet Ave.		East Syracuse	NY	13057-2316

Edward Joy Company	\$	3,416.69	905 Canal St.
Empire Vision Center, Inc.	\$	2,044.95	2921 Erie Blvd E
ESI Logistics & Delivery	\$	2,695.00	130 Falso Drive
Express Save Industries, Inc.	\$	45,488.05	130 Falso Drive
Express Shipping Room Supply	\$	1,551.00	105 Terminal Rd W
F.W. Webb Company	\$	13,529.44	6792 Townline Rd
Falk Precision Inc	\$	329,736.72	5917 Fisher Road
Falso Industries, Inc.	\$	462,590.21	4100 New Court Ave.
Fastenal Company	\$	5,106.48	4101 New Court Ave
Gartner Equipment Company, Inc	\$	24,639.44	302 Sand St.
Giarrusso Heating & Cooling Inc	\$	810.00	232 Seneca Street
Grainger	\$	18,503.51	6285 E Malloy Rd.
Grainger (Safe Solutions)	\$	5,089.48	6285 E Malloy Rd.
H.C. Young Tool & Machine Co.	\$	1,320.00	3700 New Court Ave.
Hardware Specialty Company Inc	\$	11,831.25	23 Corporate Dr.
Haun Welding Supply	\$	191,555.25	5921 Court St
Henderson Wholesale Lamps, LLC	\$	2,383.98	1427 Milton Ave
Home Depot Credit Services	\$	13,511.53	5814 Bridge St
Inficon, Inc	\$	9,099.92	2 Technology Place
Interform Printing	\$	476.28	5768 Crabtree Lane
IPD Engineering	\$	1,420.00	One Websters Landing
ITS	\$	6,230.74	2700 Lodi Street
James Bandoblu, CPA	\$	22,525.00	2010 West Genesee Street
Jerome Fire Equipment Co. Inc.	\$	1,168.02	8721 Caughdenoy Road
Johnstone Supply	\$	216.10	835 Canal Street
Jonnel Company	\$	13,866.85	5100 Duguid Road
Jordan Supply Co., Inc./Irr Supply Centers	\$	14,046.67	112 Plum Street
Just the Right Stuff	\$	10,396.83	103 Twin Oaks Drive
K.J. Electric	\$	15,400.15	5894 Molloy Rd.
Kaman Fluid Power LLC / KD Supply	\$	4,196.10	6700 Thompson Rd.
Kaman Industrial Technologies	\$	669,381.28	6770 Old Collamer Rd
Knise & Krick, Inc.	\$	1,750.00	324 Pearl Street, PO Box 6508
Koffee King Vending Co., Inc.	\$	10,002.50	6726 Townline Road
Leadership Greater Syracuse	\$	3,750.00	5703 Enterprise Parkway

PO Box 1119

Syracuse	NY	13210
Syracuse	NY	13224
Syracuse	NY	13211
Syracuse	NY	13211
Syracuse	NY	13088
Syracuse	NY	13214
East Syracuse	NY	13057
Syracuse	NY	13206
Syracuse	NY	13206
Syracuse	NY	13218
Chittenango	NY	13037
East Syracuse	NY	13057
East Syracuse	NY	13057
Syracuse	NY	13206
East Syracuse	NY	13057
Syracuse	NY	13206
Syracuse	NY	13209
East Syracuse	NY	13057
E.Syracuse	NY	13057
Cicero	NY	13039
Syracuse	NY	13202
Syracuse	NY	13208
Syracuse	NY	13219
Clay	NY	13041
Syracuse	NY	13210
Manlius	NY	13104
Syracuse	NY	13204
Syracuse	NY	13206
Syracuse	NY	13211
Syracuse	NY	13211
E. Syracuse	NY	13057
Syracuse	NY	13203
Syracuse	NY	13211
East Syracuse	NY	13057

Suite C

Syracuse Haulers Waste Removal, Inc.	\$	6,115.59	6223 Thompson Rd. Suite 1000	Syracuse	NY	13206
Syracuse Scale	\$	376.92	158 Solar St	Syracuse	NY	13204
Syracuse University	\$	950.30	900 Irving Ave.	Syracuse	NY	13244
Syracuse University - Bursar Operations	\$	2,707.28	119 Bowne Hall	Syracuse	NY	13244-1140
Syracuse's Original Carmelcorn	\$	1,997.83	9828 Carousel Center	Syracuse	NY	13209
The Leading Element, LLC	\$	1,812.50	247 West Fayette Street	Syracuse	NY	13202
Time Warner Cable (Spectrum)	\$	18,664.71	6005 Fair Lakes Rd	East Syracuse	NY	13057
Unifirst Corporation	\$	14,272.24	103 Luther Ave	Liverpool	NY	13088
VanAlstine & Sons	\$	3,753.95	6805 Newbrook Ave	East Syracuse	ny	13057
W.B. Mason Co., Inc.	\$	20,135.17	1200 State Fair Blvd	Syracuse	NY	13209
Waste Management Inc.	\$	2,729.32	4521 Steelway Blvd N	Liverpool	NY	13090
Total Onondaga County Only		\$	5,930,833.53			

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

Explanation:

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 give year, project name, description of benefits, and address of project.

☐ Yes ☒ No

Explanation:

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: 6682 Moore Road (new parcel of land assigned by Onondaga County)
Legal Address (if different): 6655 Old Thompson Road (until final subdivision is filed)
City: Dewitt Village/Town: Dewitt
Zip Code: 13211 School District: East Syracuse Minoa
Tax Map Parcel ID(s): current: 022.-05-03.1
Current Assessed Value: N/A Sq. Footage of Existing Building: N/A
Census Tract: 144

- B) Type (Check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Purchase of machinery and/or equipment |
| <input type="checkbox"/> Expansion/Addition to current facilities | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Renovation of Existing facility | <input type="checkbox"/> LEED Certification |
| <input type="checkbox"/> Acquisition of Existing facility/property | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Demolition | |

- C) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but not be 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.**

Cryomech, Inc.

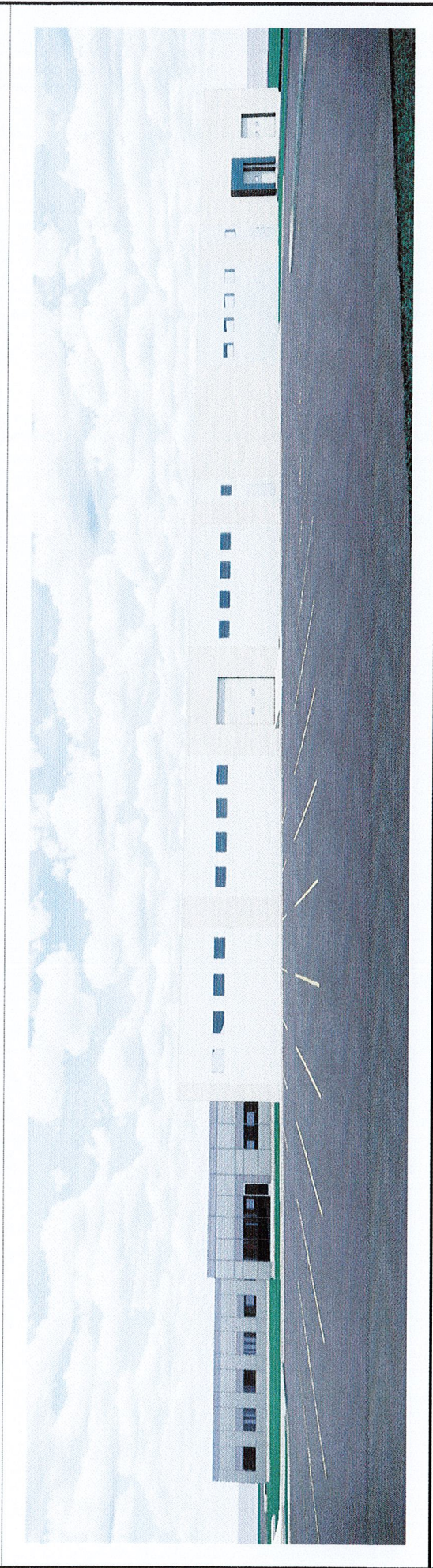
OCIDA application

Section II: Question C – Project Description

The project creates a new manufacturing facility for Cryomech. Cryomech will hire Quantum Cool, LLC to acquire a 14-acre parcel of land at 6682 Moore Road, Dewitt (to be subdivided from the vacant 60-acre parcel of land that is the former Brooklawn Golf Course) and develop the new facility on it. This includes site design, civil engineering and municipal approvals; site work and utilities; and the design and construction of a 76,000 SF facility customized to meet Cryomech's specific process needs. Of the 76,000 SF, approximately 15,000 SF is office, and 61,000 SF is the manufacturing plant. The site and building are being designed (and municipally approved) to accommodate a future expansion of 34,000 SF. Cryomech will purchase furniture, fixtures and equipment, including manufacturing production equipment. Cryomech will lease the facility from Quantum Cool, LLC.

Cryomech develops and manufactures high-performance cryogenic equipment, including cryocoolers and laboratory-scale helium management devices. Since its founding in 1963, the company has been at the global forefront of research and innovation in its field. Its growth is attributable to its ability to develop products that cater to the specific needs of researchers and industries in a wide array of fields, including medical, agricultural, energy and aerospace. Half of its sales are custom-designed products; the other half are purchase of existing products. As noted in the application, 69% of its sales are exports. It has customers on all seven continents.

Cryomech's current production is inefficiently squeezed into 42,000 SF in three separate buildings acquired over time. The facility lacks sufficient electrical power. National Grid is unable to provide additional power at the current location. Growth is stymied. The new facility will enable Cryomech to fulfill growing customer demand, remain a global leader in product development, increase production capacity and improve efficiency, grow revenue and add new jobs.



VIP ARCHITECTURE

RENDERINGS 2 & 3
6682 Moore Road
DeWitt, NY 13211

CRYOMECH
WORLD LEADERS IN CRYOPRESERVATION FOR MORE THAN 50 YEARS

Date: 04/15/19
Project Number: 18-2226
Drawing Number: SK301



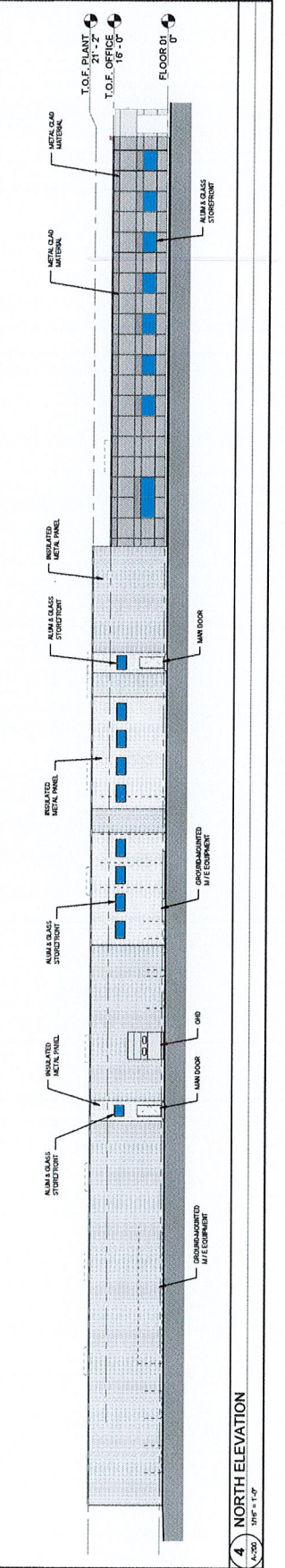
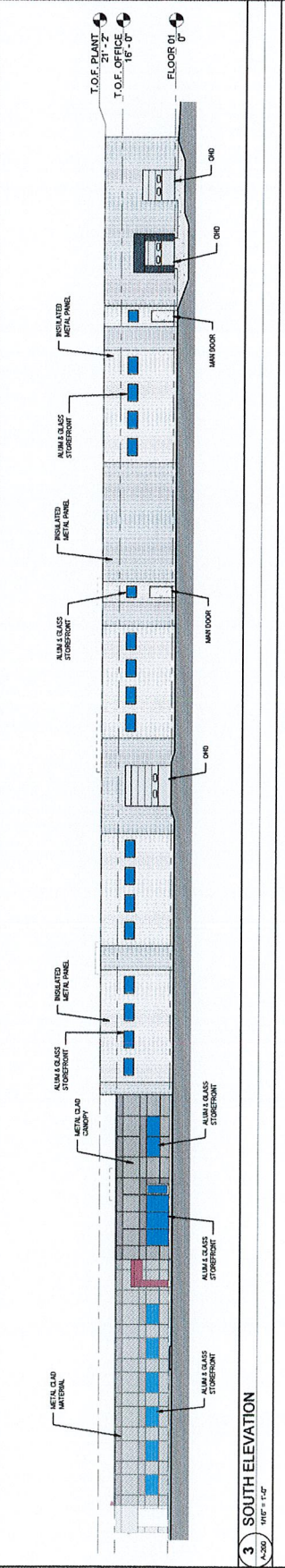
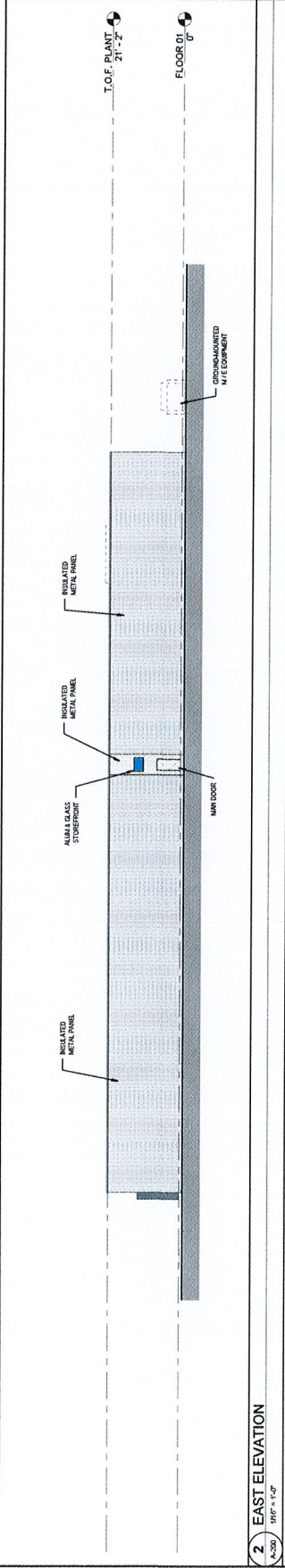
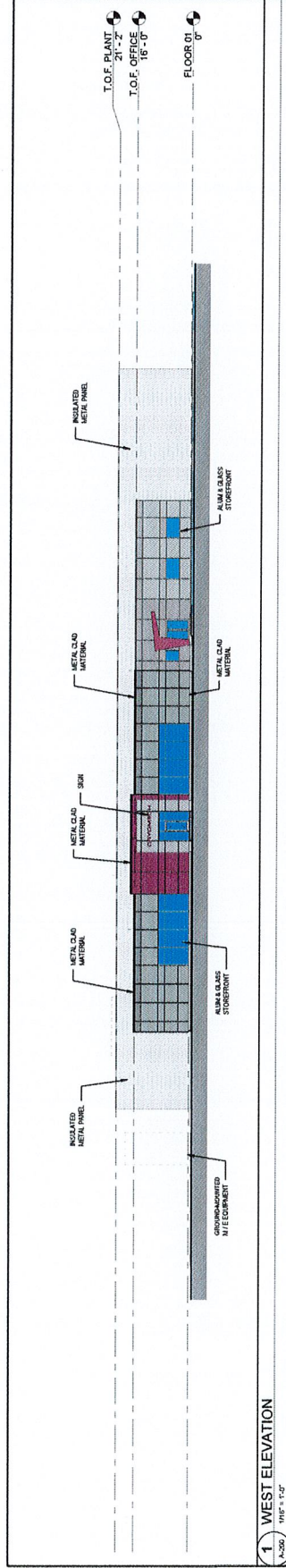
VIP ARCHITECTURE

RENDERING 1

6682 Moore Road
DeWitt, NY 13211

CRYOMECH
WORLD LEADERS IN CRYOPRESERVATION FOR MORE THAN 50 YEARS

Date: 04/15/19
Project Number: 18-2228
Drawing Number: SK300

[illegible]

D) 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**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Other _____ |

E) 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

F) 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 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

G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

Cryomech, Inc.

OCIDA Application

Section II, Question F – Leaving current facility

Yes. The completion of the facility will result in Cryomech leaving its current facility (42,000 SF in three buildings) on Falso Drive to relocate to the new facility (76,000 SF) one street over, on Moore Road. Cryomech has outgrown the current facility. Production is cramped and inefficient, and the facility lacks the ability to get sufficient electrical power to accommodate company growth.

Cryomech leases its current facility. Its Landlord is aware of the plan to relocate.

H) 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 explain:

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	Please see attached chart.		
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment			
Equipment Subject to NYS Production Sales Tax Exemption			
Engineering/Architects			
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

B) TOTAL Capital Costs

\$ 16,980,680.00

Project refinancing; estimated amount
(for refinancing of existing debt only)

\$ n/a

Sources of Funds for Project Costs:

1. Bank Financing

\$ 11,200,000.00

2. Equity (excluding equity that is attributed to grants/tax credits)

\$ 2,800,00.00

3. Tax Exempt Bond Issuance (if applicable)

\$ n/a

4. Taxable Bond Issuance (if applicable)

\$ n/a

Cryomech, Inc.
OCIDA Application
Section III, Question A: Project Costs
1-May-19

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	560,000	100	560,000
Site Work	1,885,369	100	1,885,369
Building Construction	8,159,357	100	8,159,357
Furniture	390,000	100	390,000
Fixtures	2,797,000	100	2,797,000
Equipment (<u>not</u> subject to NYS Production Sales Tax <u>Exemption</u>)	210,000	100	210,000
Equipment that <u>is</u> Subject to NYS Production Sales Tax Exemption	1,250,000	100	1,250,000
Engineering/Architects	900,000	100	900,000
Financial Charges	500,506	100	500,506
Legal	27,500	100	27,500
Other	300,948	100	300,948
Management/Developer Fees			
Total Project Cost	16,980,680		16,980,680

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

\$ TBD

-Identify each state and federal grant/credit:

NYS ESD Grant

\$ TBD

NYS ESD Excelsior Tax Credits

\$ TBD

\$

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:	See attached
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:	

Cryomech, Inc.

OCIDA Application

Section III, Question C: Employment and Payroll

6-May-19

Estimate the number of FTE jobs to be retained as a result of this Project	121
Estimate the number of construction jobs to be created by this Project	166
Estimate the average length of construction jobs to be created (months)	6
Current annual payroll at facility	8,134,286
Average annual growth rate of wages	4%
List of benefits that will be available to PT and/or FT employees	Annual bonus, 401K, Paid Time Off, Holidays, Insurances*
Average annual benefit paid by the company (\$ or % salary) per FTE job	30%
Average growth rate of benefit cost	4%
Amount or percent of wage employees pay for benefits	5%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madleesn, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs	25

**Insurances include medical, dental, life, dependent life, Short Term Disability, Long Term Disability, group accident, group cancer plan*

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.

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 completion				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal							

For purposes of completing the chart, add the following categories in addition to current titles:
i.e. Professional: Engineer, Skilled: Welder, Unskilled: General Cleaner.

- **Professional/Managerial/Technical** – includes jobs which include skill or competence of extraordinary degree and may include supervisory responsibilities (examples: architect, engineer, accountant, scientist, medical doctor, financial manager, programmer, etc.).
- **Skilled** – includes jobs that require specific skill sets, education, training, and experience and are generally characterized by high education or expertise levels (examples: electrician, computer operator, administrative assistant, welder, sales representative).
- **Unskilled/Semi-Skilled** – includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (examples: general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).

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

☐ Yes ☒ No

If yes, provide name and location: _____

Cryomech, Inc.
OCIDA Application
Section III, Question D -- New Employment Benefits

OCIDA Jobs Forecast 5/3/2019 Estimated # of FTE jobs added each year AFTER project

OCIDA Category	Job titles	Current FTE retained	Avg Hourly	FTEs added prior to project completion - additional retained jobs	Year 1	Year 2	Year 3	Year 4	Year 5
Professional/Managerial/Technical Skilled	Adminstration and Accounting	6	\$ 21.64	1	1				
Skilled	CNC Machinist/Programmer	8	\$ 22.73	1		1			
Professional/Managerial/Technical Skilled	CNC Operator	7	\$ 16.84	1	1	1	1		
Professional/Managerial/Technical	Customer Service	7	\$ 18.54						
Professional/Managerial/Technical Skilled	Engineering/Drafting	16	\$ 34.38		1	1	1		
Professional/Managerial/Technical	Machinist	7	\$ 15.89	2	1		1		
Professional/Managerial/Technical	Production Manager/Supervisor	5	\$ 37.56						
Professional/Managerial/Technical	Senior Manager	5	\$ 89.02						
Professional/Managerial/Technical Skilled	Specialist/Professional	13	\$ 30.68	1	1		2		
Skilled	Technician	39	\$ 19.50	7	2	3		1	
Skilled	Tool Maker	4	\$ 29.91						
Skilled	Welder	4	\$ 24.14	1					
Cumulative Total positions retained/added		121		13	7	6	5	1	0
		121		134	141	147	152	153	153

Timeframe of added jobs Now-Aug 2020-2020 Aug 2020-2021 2021 2022 2023 2024

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): _____
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$84,000.00
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$550,000.00
- ☐ Tax Exempt Bond Financing (Amount Requested): N/A
- ☐ Taxable Bond Financing (Amount Requested): N/A

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): \$ 11,200,000.00

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by .75 %): \$ 84,000.00

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:

\$ 6,875,000.00

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):

\$ 550,000.00

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

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

A) PILOTS Estimate Table Worksheet

Current Market Value	
Dollar Value of New Construction and Renovation Costs	
Estimated New Market Value of Property Subject to IDA	
Estimated Market Value after project is completed	
Taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	0						
2	10						
3	20						
4	30						
5	40						
6	50						
7	60						
8	70						
9	80						
10	90						
TOTAL							

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

Section V: Local Access Policy Agreement

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of May 2, 2019 (date).

Company: Cryomech, Inc.

Representative for Contract: Kelly Wypych

Address: 113 Falso Drive City: Dewitt State: NY Zip: 13211

Phone: (315) 455-2155 Email: kwypych@cryomech.com

Project Address: 6682 Moore Road City: Dewitt State: NY Zip: 13211

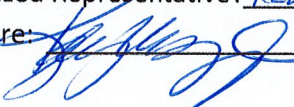
General Contractor: VIP Structures, Inc.

Contact Person: James E. Herr

Address: One Webster's Landing City: Syracuse State: NY Zip: 13202

Phone: (315) 471-5338 Email: jherr@vipstructures.com

Authorized Representative: KELLY WYPYCH Title: PRESIDENT

Signature: 

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	\$1,000.00
Legal Deposit (payable at the time of application):	\$2,500.00
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 will generally not be issued until the Agency Fee is Paid in Full**

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

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

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

Fee for first \$20 million:	0.0025 of the project cost
Fee for anything 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 consultant. 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 Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

Recapture Payment: The Recapture payment paid by the Project to the Agency shall be determined (1) by the difference between any PILOT payments made by the Project and the property taxes that would be paid by the Project, if the property were not in the ownership or control of the Agency, (2) the value of any Mortgage Recording Tax Exemption, if awarded to the Project and (3) the amount of sales tax that would have been paid if an exemption was not granted.

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

Within two (2) years of Certificate of Occupancy	100%
Within three (3) years:	80%
Within four (4) years:	60%
Within five (5) years:	40%
Within six (6) years:	30%
Within seven (7) years:	20%
Within eight (8) years:	10%
Eight years of more:	0%

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

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

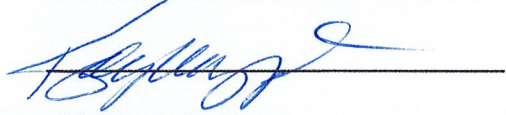
- A project is not entitled to receive the benefits;
- Exemptions received exceed the amount authorized by the Agency;
- Exemptions are claimed by the Project for unauthorized property or services; or
- A project fails to use property in the manner required by its IDA agreements

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

Cryomech, Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Kelly Wypych, President

Date

5-2-19

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), _____, project beneficiary, also agrees to report to OCIDA on or 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 with CNY Works.

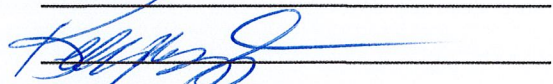
Cryomech, Inc., project beneficiary, also agrees to report to OCIDA on or before March 1 of each year of status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number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

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

Name of Applicant Company

Cryomech, Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representatives

Kelly Wypych, President

Date

May 2, 2019

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

CNY Works
Chris Kennedy
Business Development Specialist
ckennedy@cnyworks.com
315-477-6974
960 James Street, Syracuse, NY 13203
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. Julie Cerio
2. Isabelle Harris
3. Nathaniel Stevens
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

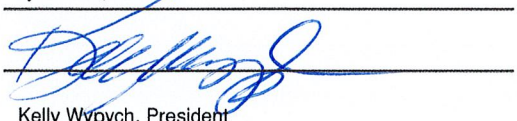
1. Anthony Rivizzigno, Esq., Gilberti Stinziano Heintz & Smith, P.C.
2. The Bonadio Group

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

Cyromech, Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representatives

Kelly Wypych, President

Date

May 2, 2019

Section X: Representations, Certifications, and Indemnification

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

- A. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. **Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- E. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, and Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failures to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the open meetings law.
- F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency

has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

- G. **Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

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

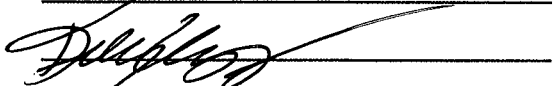
- I. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement 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

Cryomech, Inc.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representatives

Kelly Wypych, President

Date

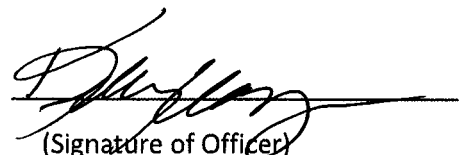
May 2, 2019

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Kelly Wypych, being first duly sworn, deposes and says:

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

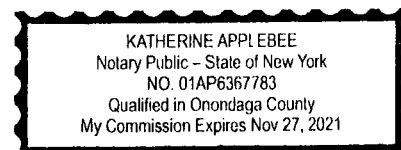

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury

this 2 day of May, 2019.



(Notary Public)



JURAT WITH AFFIANT STATEMENT

State of New York } ss.
County of Onondaga

- ☒ See Attached Document (Notary to cross out lines 1–7 below)
☐ See Statement Below (Lines 1–7 to be completed only by document signer[s], not Notary)

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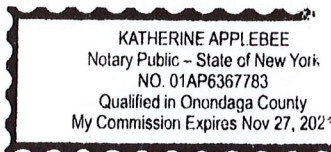
[Signature]
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me

this 2 day of May, 2019, by
Date Month Year

Kelly Wypych
Name of Signer No. 1



Name of Signer No. 2 (if any)

[Signature]
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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 I 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 I is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Quantum Cool LLC, A project for Cryomech (Build to Suit)		
Project Location (describe, and attach a general location map): 6655 Old Thompson Rd. Dewitt, N.Y.		
Brief Description of Proposed Action (include purpose or need): New construction of 76,500 sf building on 14 ac subdivided lot of 60 ac site. Proposed usage is for corporate office and manufacturing of approximately 125 employees. Construction includes 165 space parking lot, loading area, utilities, landscaping and stormwater controls.		
Name of Applicant/Sponsor: Quantum Cool, LLC (Charlie Wallace/ Dave Nutting)		Telephone: 315.415.3981
		E-Mail: cwallace@vipstructures.com
Address: One Webster's Landing		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role): Christine Stevens		Telephone: 315.720.6093
		E-Mail: cstevens@vipstructures.com
Address: One Webster's Landing		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Midcourt Builders Corp		Telephone:
		E-Mail:
Address: PO Box 779		
City/PO: Skaneateles	State: NY	Zip Code: 13152

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Subdivision Approval	Projected June approval
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval	Projected June approval
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SOCPA, OCWEP, OCIDA	Projected June approval
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC, ESD	Projected June approval
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corp of Engineers - JD Wetland Approval	Projected June approval
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 I

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):

Ley Creek Watershed

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

If Yes, identify the plan(s):

C.3. Zoning

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

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? East Syracuse - Minoa

b. What police or other public protection forces serve the project site?
Town of DeWitt Police Department

c. Which fire protection and emergency medical services serve the project site?
East Syracuse Fire Department

d. What parks serve the project site?
none

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial, manufacturing, warehouse, office

b. a. Total acreage of the site of the proposed action? 14.00 acres
b. Total acreage to be physically disturbed? <14.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14 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)
14 acre subdivision from 60 acre parcel.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: 12 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>21</u> height; <u>216</u> width; and <u>400</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>76,500</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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>storm detention</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>storm water</u>	
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: <u>.68</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>80'</u> wide height; <u>350'</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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>Wetland F as identified on the survey will be removed through Army Corps permitting.</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:
Wetland F is isolated. The removal of this wetland will not impact the surrounding area. The wetland is approximately .09 acres.

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

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 300 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: WR550 - Consolidated Water (Coordination with Town of DeWitt Water Department underway)
- 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: _____ 3,350 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): _____
Sanitary wastewater

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

- Name of wastewater treatment plant to be used: Metropolitan Syracuse
- Name of district: CSW15
- 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ <p>Coordination with OCWEP _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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): _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>None _____</p>	
<p>c. 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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or 4.6+/- acres (impervious surface)</p> <p>_____ Square feet or 14 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Outlet pipe and spillway</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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)?</p> <p><u>Existing on site discharge points</u></p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p><u>n/a</u></p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? _____ 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p><u>None</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p><u>Power generation</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p><u>Gas fired roof top units (HVAC)</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks). _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ Electricity Demand - 2.2 MVA Anticipated Electric Use - 3.0 MWH</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): National Grid</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 6:30 am - 6:30 pm • Saturday: _____ 6:30 am - 6:30 pm • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 am - 4:00 pm • Saturday: _____ Closed • Sunday: _____ Closed • Holidays: _____ N/A </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 6:30 am - 6:30 pm • Saturday: _____ 6:30 am - 6:30 pm • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 am - 4:00 pm • Saturday: _____ Closed • Sunday: _____ Closed • Holidays: _____ N/A
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 6:30 am - 6:30 pm • Saturday: _____ 6:30 am - 6:30 pm • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 am - 4:00 pm • Saturday: _____ Closed • Sunday: _____ Closed • Holidays: _____ N/A 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Parking lot and entry drive light poles that comply with local codes.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ general waste tons per _____ TBD (unit of time) • Operation : _____ general waste tons per _____ TBD (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Recycling in accordance with standard regulations</u> • Operation: <u>Recycling in accordance with standard regulations</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Local waste hauler will remove and dispose of waste</u> • Operation: <u>Local waste hauler will remove and dispose of waste</u> 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

t. Will 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): Successional growth - abandoned golf course

ii. If mix of uses, generally describe: _____

b. Land uses and covertsypes 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	4.6+/-	4.6
• Forested	3+/-	2.4+/-	.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10+/-	4.5+/-	5.5
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	1.14+/-	1.04+/-	.1
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Mowed Lawn</u>	0	1.5+/-	1.5

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

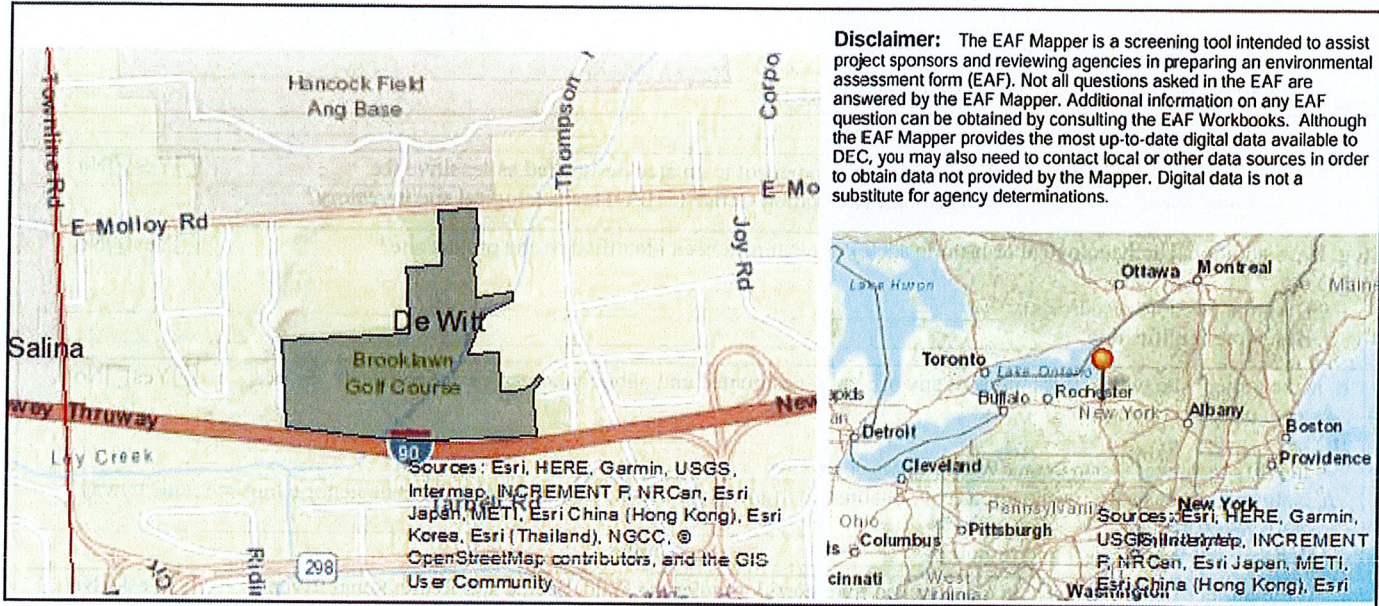
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): C734113, 734070, 734129, 734054
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Niagara Silt Loam	75 %
Williamson Silt Loam	25 %
	%
d. What is the average depth to the water table on the project site? Average: _____ >3' feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: _____ 25 % of site	
<input checked="" type="checkbox"/> Poorly Drained _____ 75 % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name 895-21, 895-12	Classification C
• Lakes or Ponds: Name	Classification
• Wetlands: Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size
• Wetland No. (if regulated by DEC)	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
Name - Pollutants - Uses: Lay Creek and tribs - Pathogens; Nutrients; Ammonia; Other Inorganics - Recreation; Public Bathing; Aquatic...	
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: Principal Aquifer	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Insects</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Mammals</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Birds</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		Deer	Insects		Mammals			Birds		
Deer	Insects									
Mammals										
Birds										
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>										
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>										
<p>E.3. Designated Public Resources On or Near Project Site</p>										
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										



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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C734113, 734070, 734129, 734054
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	895-21, 895-12
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes

E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses;Ley Creek and tribs – Pathogens;Nutrients;Ammonia;Other Inorganics – Recreation;Public Bathing;Aquatic Life
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

State Environmental Quality Review
NOTICE OF INTENTION TO SERVE AS LEAD AGENCY and
INTENT TO CONDUCT ENVIRONMENTAL REVIEW

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

This notice is issued pursuant to Part 617 of the Implementing Regulations pertaining to Article 8 (State Environmental Quality Review Act "SEQRA") of the Environmental Conservation Law of the State of New York.

PLEASE TAKE NOTICE that this is notice of the intent of the TOWN of DEWITT PLANNING BOARD to act as LEAD AGENCY pursuant to Part 617 of Article 8 of the Environmental Conservation Law of the State of New York relative to the project herein named below and to conduct an Environmental Review of the project pursuant to said State Environmental Quality Review Act.

The Town of DeWitt Planning Board declared these related actions TYPE 1 pursuant to SEQRA at its March 28, 2019 regularly held Planning Board meeting and also declared its intent to act as Lead Agency for these actions. The Full EAF and all other information presented by the Applicant is on file with the Town of DeWitt is available from the Contact person named below. Interested Agencies have 30 days within which to respond to this declaration of Lead Agency status and responses will be accepted by the below Contact Person on lead agency status until May 8, 2019.

1. Lead Agency

The Lead Agency is proposed to be the Planning Board of the Town of DeWitt. for this Type I action.

2. Contact Person

Sam Gordon, Director of Planning and Zoning, Town of DeWitt,
5400 Butternut Drive, East Syracuse, NY 13057
Telephone number: (315) 446-3910 x 3
sgordon@townofdewitt.com

3. Name of Action:

Brooklawn Subdivision and Cryomech Site Plan a/k/a Quantum Cool Development

4. Description of Action:

A. The Brooklawn Subdivision is for one 14 acre lot to be subdivided from an existing 60 acre site.; B. The Cryomech Site Plan a/k/a Quantum Cool Development is new

construction of 76,500 sf building on a 14 acre subdivided lot of 60 acre site. Proposed usage is for corporate office and high tech manufacturing facility for expected 100 employees. Construction includes a 150+ stall parking lot, loading area, utilities and stormwater control areas.

5. Project Location:

The Brooklawn Subdivision is located in an area of the Town of Dewitt, Onondaga County, on a parcel of land, approximately 60.2 acres in total located in a High Tech zoning district in the Town at 6655 Old Thompson Road. The parcel involved identified as tax map parcel 022.-05-03.1.

The Cryomech Site Plan is located on a an approximately 14 acre site intended to be subdivided from tax map parcel 022.-05-03.1 as above-named, which also has frontage on Town road , Moore Road.

6. A list of all involved or interested agencies are attached hereto as Exhibit A.

Dated: April 9, 2019

Copies of this Notice sent to: All Involved Agencies and other parties as attached hereto as Exhibit A.

EXHIBIT A

Department of Environmental Conservation
50 Wolf Road, Room 538
Albany, New York 12233-1750

Environmental Notice Bulletin
Room 538
50 Wolf Road
Albany, New York 12233-1750

Onondaga County Department of Transportation
John H. Mulroy Civic Center
421 Montgomery Street
Syracuse, New York 13202

Onondaga County Department of Health
Division of Environmental Health
4894 Onondaga Road, PO Box 15190
Syracuse, New York 13215-0190

New York State Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204

New York State Department of Transportation
Region 3
333 East Washington Street
Syracuse, New York 13202

Onondaga County Planning Agency
John H. Mulroy Civic Center
421 Montgomery Street
Syracuse, New York 13202

Lead Agency:
Town of DeWitt Planning Board
c/o Peter Webber, Chairperson
5400 Butternut Drive
East Syracuse, NY 13057

Project Sponsor:
Quantum Cool, LLC
c/o Charile Wallace/Christine Stevens
One Webster's Landing
Syracuse, NY 13202

Land Owner:
Midcourt Builders Corp.
PO Box 779
Skaneateles, NY 13152