



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Meeting Agenda

May 11, 2021

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

- A. Approval of Minutes-April 13, 2021
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. Taft Road Solar LLC / SLH II, LLC (3101-21-09B) Second Meeting

Taft Road Solar LLC and SLH II, LLC are proposing to construct a 3.7 megawatt solar project in the Town of Manlius. The applicants are requesting exemptions from certain sales and use taxes, real property taxes, and real estate transfer taxes.

Agency Action Requested:

- a. A Resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, and real estate transfer taxes.

Representative: Andrew Day, Member, Source Renewables, LLC

2. UR-Ban Village PFA, LLC (3101-21-07A) Second Meeting

UR-Ban Village PFA, LLC is proposing to develop 88 residential units at 100 Buckley Road, the former Will & Baumer candle factory site in the Town of Salina. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording tax.

Agency Action Requested:

- a. A Resolution of the Board to authorize adoption of a SEQRA determination.
- b. A Resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Representative: Vittorio Pascarella, Member, UR-Ban Villages PFA, LLC

3. Camillus Mills Redevelopment Company, Inc. / Camillus Mills Phase II, LLC (3101-21-08A) Second Meeting

Camillus Mills Redevelopment Company, Inc. and Camillus Mills Phase II, LLC are proposing the redevelopment of the Camillus Cutlery Company site in the Village of Camillus. The project consists of approximately 60,500 sq. ft. of occupied multi-use space and associated parking. The applicants are requesting exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording tax.

Agency Action Requested:

- a. A Resolution of the Board to authorize adoption of SEQRA determination.
- b. A Resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes.

Representative: Douglas Sutherland, Managing Member, Camillus Mills II, LLC

4. C2 NY Sentinel Heights Solar, LLC (3101-21-05A) Second Meeting

C2 NY Sentinel Heights Solar, LLC is proposing the construction of 3.375 megawatt solar project in the Town of Lafayette. The applicant is requesting exemption from certain sales and use taxes, real property taxes, real estate transfer taxes.

Agency Action Requested:

- a. A Resolution of the Board to authorize adoption of SEQRA determination.
- b. A Resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, and real estate transfer taxes.

Representative: Elie Schechter, Consultant, C2 Energy Capital, LLC

5. Termination of Project Taft Solar LLC (3101-20-01A)

Agency Action Requested:

- a. A Resolution of the Board acknowledging the Source Land Holdings LLC / Taft Solar LLC, project number 3101-20-01A, is revoking all financial assistance granted in connection with the project associated with this project number.

Representative: Robert Petrovich, Executive Director, OCIDA

6. **White Pine Commerce Park Engineering Services**

Agency Action Requested:

- a. A Resolution of the Board authorizing a previously approved engineering firm to procure, select, coordinate and oversee a sub-contractor in connection with the White Pine Commerce Park Project.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

SUBJECT TO BOARD APPROVAL

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

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, April 13, 2021 via Zoom Teleconference.

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

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk

ABSENT:

Kevin Ryan
Fanny Villarreal

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Economic Development
Jeff Davis, Barclay Damon Law Firm
Kevin McAuliffe, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Brandon Jacobson, Brolex Plank Road
Jason Mehl, Brolex Plank Road
Vittorio Pascarella, Ur-Ban Villages PFA
Steve Calocerinos, Calocerinos Engineering
Sarah Stephens, Ur-Ban Villages PFA
Douglas Sutherland, Camillus Mills Redevelopment
Elie Schechter, C2 NY Sentinel Heights Solar
Brian Gerling, Bond, Schoeneck & King Law Firm
Andrew Day, Taft Road Solar, LLC
Michael Cocquay, Taft Road Solar, LLC
Glenn MacKay, OYA Solar, LLC
Bernadette Corpun, OYA Solar, LLC

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19.)

APPROVAL OF REGULAR MEETING MINUTES – MARCH 9, 2021

Nancy Lowery stated there was an admin error where a couple of names were duplicated under “Present”. She stated it will be corrected.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the regular meeting minutes of March 9, 2021 meeting. Motion was carried.

TREASURER’S REPORT

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

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Treasurer’s Report for the month of February 2021. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #454.

Steve Morgan asked what project is \$23,300 to Ramboll America Engineering is pertaining to. Nate Stevens stated the White Pine project.

Steve Morgan asked if Barclay Damon is related to that as well. Nate Stevens stated yes.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #454 for \$756,368.38, PILOT payments to the City of Syracuse for \$8,493.64, Syracuse City School District for \$14,547.90 and Onondaga County for \$9,723.26. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was emailed to Board Members present to sign off.

BROLEX PLANK ROAD LLC (3101-21-03A) SECOND MEETING

Janice Herzog recused herself from the meeting due to a conflict.

Brandon Jacobson stated the proposed project is in the heart of the Village of North Syracuse. He stated it is one of the remaining larger parcels that is available in the Village. He stated due to the market conditions locally in Onondaga County and nationally, there is a housing shortage. He stated there is a tremendous demand but also some tremendous challenges that will be in their way but hopefully with the support of the IDA they will be able to overcome some of them. He stated lumber has quadrupled in price in the last 10-12 months. He stated they are facing some major challenges to make the project economically viable. He stated the use of the sales tax and mortgage recording tax exemption will help with their project tremendously. He stated currently they are looking at 100-150% increase in lumber and lumber being the largest commodity that will be used on this project, help of the IDA benefits is going to be needed.

Steve Morgan asked with this project generating zero FTEs other than then construction jobs, can we grant benefits. Jeff Davis stated yes. He stated there is a provision of the UTEP dealing specifically with apartment housing. He stated we are consistent with our UTEP and there are other projects the IDA has done that are also consistent with the UTEP that do not generate FTE. He stated the most familiar would be the solar company that came before the Board recently. He stated they met the definition for a project as does this.

Nate Stevens stated there are 2 FTEs on the application and asked if that is correct. Brandon Jacobson stated yes and they will have a manager and a maintenance person full time.

Patrick Hogan asked if there has been a lot of interest in the project and asked if it is 55 and over. Brandon Jacobson stated they are targeting the senior community. He stated the apartments will have elevators and there really isn't anything in the village that offers that amenity so in the event that somebody can't do stairs they have an option for them. He stated they can't discriminate against who is going to rent the apartments but they do feel that 55 and over is the target. He stated they do understand the price to build a new home has increased tremendously so it gives another option to people who are in the area who want to stay in the area, utilize sidewalks and the amenities the Village has without the burden of homeownership.

Patrick Hogan stated it will make an equally accessible walkable community and a great concept for the Village. He stated many communities are striving for things like this and applauds Brolex.

Susan Stanczyk asked how many units there are. Brandon Jacobson stated there are 2 separate 3 story buildings with a total of 48 units.

Susan Stanczyk asked what the rent range is. Brandon Jacobson stated they are going to range from \$1,000 to \$1,250 for 1 and 2 bedroom apartments.

Nancy Lowery stated a public hearing was held and Town of Clay Supervisor Ulatowski called inquiring about its location. She stated he followed up with an email to say he supports the benefits being requested, sales and use and mortgage recording tax. She stated there was a letter of support from the Village Mayor echoing the same support for the requested benefits.

Jeff Davis stated Barclay Damon reviewed the SEQR materials provided for the project including the EAF and noted its completeness. He stated this is an unlisted action under SEQR and an uncoordinated review is being done. He stated the first resolution before the Board related to SEQR is a recommendation for a resolution for a Negative Declaration under SEQR with a finding there will be no significant adverse effect on the environment as a result of the project.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Brolex Plank Road LLC project. Motion was carried.

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

Janice Herzog returned to the meeting.

UR-BAN VILLAGES PFA, LLC (3101-21-07A) INITIAL MEETING

Vittorio Pascarella stated they are a construction and property management company operating in and around the Syracuse area for about 40 years. He stated their roots were initially established in the construction field, more specifically residential housing. He stated over time they became very familiar and very good at rehabilitating old deteriorating properties and maintaining them under their management wing. He stated as of now they own about 600 units, 200 in the Town of Salina and 400 in and around the Syracuse area. He stated they are local to the area, lifelong residents in the Town of Salina and very familiar with the Will and Baumer site. He stated the site has been a blighted broken down property for some time. He stated a couple years ago he drove by, saw a for sale sign and decided to take on the task for a multifamily reuse project. He stated the initial approach was removing some of the less attractive structures, rehabilitating the iconic brick building, adding some new skin to some of the sound structures and taking down some of the shed like buildings. He stated their architect convinced them to keep most of the buildings as opposed to knocking them down. He stated they found they could reuse some of the older shed like buildings for covered parking and in this climate it seemed to be very welcomed by the community. He stated the overall project is going to be 200-250 units. He stated due to the size of the project they are looking to split it into three phases. He stated phase one will consist of a cleanup, site work, demolition and environmental. He stated it will include 88 units with 1-2 bedrooms ranging from 850 to 1,500 square foot. He stated they will accommodate a cross section of all type of residents from all generations. He stated the units will be handicap accessible. He stated for future phases they are looking at commercial business. He stated phase one specifically will have three new hires in the first year, one real estate and two maintenance staff. He stated as they bring more units online they will add an additional 3-4 people. He stated the project has obtained tremendous support from members of the town and they have letters of support from the Town Supervisor and town councilors. He stated National Grid is also supporting the project with an economic development grant. He stated given the condition of the property and the amount of working capital it is going to take to bring this back to life, the project cannot occur without a supportive community. He stated another curve ball thrown at them is the cost of materials has sky rocketed.

Robert Petrovich stated he briefed the County Executive on this project and he is very excited and supportive of it because it is an investment in an area that has been neglected for quite some

time. He stated it will certainly provide a good aesthetic redo of that particular area. He stated the County Executive is happy to see this project come forward.

Patrick Hogan stated that area borders an area he represents on the City Council and he is so encouraged with the materials he received about the project. He asked if they plan to keep some of the buildings and demolishing some of the others. Vittorio Pascarella stated initially that is what they anticipated but the plan is to keep all the buildings on site. He stated they are keeping and rehabbing the iconic brick building in front for apartments. He stated they are going to keep the old shed like structures for covered parking which solves some of the issues some people might have with finding covered parking. He stated if they can reuse the old sheds it helps with sustainability and feasibility of the project.

Patrick Hogan asked about SEQR. Kevin McAuliffe stated his understanding is the Town is going to function as lead agency. Jeff Davis stated for SEQR he is not sure the notice has been received yet but this should be a coordinated review so this Board does not have to do its own independent SEQR analysis. He asked that the applicant make sure that is accomplished.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing a public hearing for the Ur-Ban Villages PFA, LLC project. Motion was carried.

CAMILLUS MILLS REDEVELOPMENT COMPANY, INC./CAMILLUS MILLS II, LLC (3101-21-08A) INITIAL MEETING

Doug Sutherland stated before the Board is a request for mortgage and sales tax relief for the second phase of the Camillus Mills project. He stated the site is the old Camillus Cutlery. He stated the first phase of the project was completed in 2017 and was the rehabilitation of the historic old headquarters building. He stated the second phase is new construction being built on the concrete slab of the original Camillus Cutlery factory. He stated it was a wood frame building that went up in flames in 2013. He stated they were brought in by the site owner several years later and looked at it with the idea that they wanted to create a new project using the historic building plus two more buildings in a campus like way or a combination of buildings that felt like they had always existed. He stated the drawings in the board packet shows a building for phase two that resembles the old Camillus Cutlery factory and recalls the significant

features of that building. He stated the use is primarily residential with 15 apartments and 6,500 square feet of commercial space. He stated it is all a Brownfield and enrolled in the DEC voluntary cleanup program. He stated it is in a flood plain with 9 Mile Creek immediately east of the property with about 90% of the site they are proposing to develop now in that flood plain. He stated there are some challenges to it but the first phase project was well received. He stated they are approaching the second project with knowledge learned from the first and they think they will be well received again. He stated it has been reviewed by the State Historic Preservation Office because of the historic building next door and they have approved the plans. He stated they are now in Washington with the National Parks Service for final review which should happen in the next couple of weeks. He stated they are part way through their Village approvals, the SEQR process is well underway and should be completed in the near future. He stated they hope to start construction later this year.

Steve Morgan asked if Tom Blair is involved in the organization as part of Camillus Mills LLC. Douglas Sutherland stated Tom Blair is 20% partner of Camillus Mills Phase 2 LLC.

Steve Morgan stated he is going to abstain from voting because Tom Blair is doing some legal work for him.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for the Camillus Mills Redevelopment Company, Inc./Camillus Mills Phase II, LLC project. Steve Morgan abstained. Motion was carried.

LEGAL ADVICE SESSION

Jeff Davis stated he would suggest going into an executive session with regard to a discussion on the potential acquisition of parcels of land. He stated that discussion could potentially effect the value of the land as well as a legal advice session to discuss what could be potential litigation.

Upon a motion by Janice Herzog, seconded by Patrick Hogan, the OCIDA Board went into executive session at 8:35 am. Motion was carried.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board adjourned executive session at 9:00 am. Motion was carried.

PURCHASE CONTRACT EXECUTION

Jeff Davis stated there are two proposed resolutions before the Board in regard to the acquisition of certain land. He stated the Agency is required to make a determination with respect to environmental impacts and any Type 1 or unlisted actions. He stated the environmental assessment form has been prepared by the Agency to determine whether the acquisition of the subject properties may have a significant effect on the environment. He stated this action is limited only to the acquisition of these lands as the Agency does not have a project before it concerning the use of the property. He stated the Agency has no current or proposed plans to develop the property. He stated since the Agency currently has no project for it or plans to develop the property in any way, any consideration to potential impacts associated with future development of the property would be purely speculative. He stated should the property be made available at some future date by the Agency for development, that future project or development would be required to undergo a complete and thorough environmental review pursuant to SEQR. He stated they have reviewed and prepared the EAF. He stated the acquisition of these lands constitutes an unlisted action under SEQR and does not direct any subsequent development or commit the Agency to any future actions. He stated any potential future development if it were to occur would be dependent upon environmental conditions and other factors which are currently unknown. He stated the Agency's review of the project would be no less protected of the environments since any potential future development of the project or property must undergo a thorough environmental review pursuant to SEQR. He stated therefore this Agency acting as Lead Agency recommends that there be determined that there will be no significant adverse effect on the environment as a result of OCIDA acquiring these two parcels and will not require an environmental impact statement. He stated as a result the Agency is authorized to prepare a negative declaration with respect to the acquisition of these two parcels. He stated there are two resolutions before the Board that are very similar with regard to SEQR. He stated they are basically identical except for the project addresses. He stated he would request a motion to adopt the SEQR resolutions as he just read.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution issuing a negative declaration for each of the two proposed land acquisition resolutions. Motion was carried.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to enter into two purchase contracts and any related documents with respect to two parcels of Property. Motion was carried.

Chairperson Patrick Hogan had to leave the IDA meeting and turned over the meeting to Vice Chairperson Janice Herzog.

HOLD FOR APRIL 29 SPECIAL MEETING TO REVIEW AND DISCUSS SUPPLEMENTAL DRAFT EIS AND SET PUBLIC COMMENT AND HEARING SCHEDULE.

Jeff Davis stated a vote is needed to hold a special meeting so it can be appropriately noticed.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution to hold a Special Meeting on Thursday, April 29, 2021 to review and discuss supplemental draft EIS and set public comment and hearing schedule. Motion was carried.

C2 NY SENTINEL HEIGHTS SOLAR, LLC (3101-21-05A) INITIAL MEETING

Robert Petrovich stated Brian Gerling from Bond Schoeneck & King is conflict counsel and is representing the Agency on this project as Barclay Damon has a conflict.

Elie Schechter stated he is a consultant for C2 Energy Capital and they have been developing this community solar project for about 1.5 years. He stated this is a project that is going to benefit the community so anyone in the greater Onondaga County area who is a National Grid rate payer that wants to subscribe to buy the electricity from this solar project at a lower rate and otherwise buying from a utility, would have an opportunity to do that. He stated they applied to National Grid for an inter-connection agreement. He stated they received confirmation from National Grid that there is capacity to connect this line along Sentinel Heights Road in Lafayette. He

stated they worked with the civil engineer to finalize their plan to go to the Zoning and Planning Board in the Town of Lafayette. He stated they received those approvals late last year and they were able to reserve NYSERTA incentives. He stated during the process of submitting the application and going through the review with the town, the Planning Board told them that their preference for these projects is to enter into a PILOT agreement and work through the IDA to finalize that PILOT Agreement. He stated they have included a SEQR negative declaration from the Planning Board as lead agency along with other information. He stated they hope to break ground later this year so the project can be operational by the end of 2021.

Janice Herzog stated the equipment they will use onsite will be specialized and asked how they expect to meet the local labor regulations in the Agency PILOT. She asked where they source their equipment from and how do they go about getting their labor. Elie Schechter stated the equipment is very specialized components and are not going to be able to source within Onondaga County. He stated their expectation is that those materials will be purchased elsewhere and brought in for the project. He stated based on everything they have looked for project requirements, their expectation is that they are going to fulfill the local labor requirements of installing those components and the electrical components. He stated the trackers which are the components that follow the sun throughout the day are specialized components that involve specialized labor that may be a little bit more constraining but their expectation is the labor would be fulfilled through Onondaga County and neighboring counties even if the actual material is not.

Janice Herzog asked what the percentage of local labor is. Elie Schechter stated they can certainly commit to 75% of the man power on site.

Nate Stevens stated in the Agency application the local labor policy states 100% local labor to actually construct the improvement on the parcel has to come from a 10 county area that is specifically named in the application. He stated there is not a requirement for the buying of equipment but the requirement is specifically related to the labor of the installation of the investment. Ellie Schechter stated that is their expectation and may have misunderstood the question. He stated their construction team has been working to fulfill that obligation that 100% of local labor would come from Onondaga County and neighboring counties even if the material is outside the county. He stated he is in agreement with that.

Janice Herzog asked who is ultimately responsible for maintaining the equipment and to make sure it is functioning. Elie Schechter stated ultimately that will be the responsibility of National Grid. He stated if National Grid is down or if there is a power outage, they can't produce power. He stated if a tree falls down on a line or if there is a problem with a substation, then there system will have to go off line along with the National Grid system. He stated as long as National Grid system is online then their project will be online. He stated they are responsible for maintaining their project and ensuring it continues to be online and producing power.

Janice Herzog stated we are going to be relying more and more on these types of solar projects in our community because of the aggressive green power push. She asked if an employee goes out to brush off the snow if need be. Elie Schechter stated if there is a heavy snow and the panels are covered in snow, they will be producing very little power but will produce some. He stated most companies will wait for the first sunny day after a snow storm because as soon as some of that light gets through, even if just a little bit, the panels start to get warm. He stated a lot of that energy gets absorbed as heat and not necessarily electricity. He stated that first sunny day will clear a lot of snow off the panels and that is what most companies do.

Brian Gerling stated the Town of Lafayette has taken the designation as lead agency on SEQR and has issued a negative declaration.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing a public hearing for the C2NY Sentinel Heights Solar, LLC project. Motion was carried.

TAFT ROAD SOLAR, LLC/SLH II, LLC (3101-21-09B) INITIAL MEETING

Andrew Day stated the application is an update to the previous resolution for this application. He stated in the development process the original concept had a 5 megawatt AC project that included battery storage. He stated through the site plan, permitting and SEQR process they adapted the site plan which resulted in a smaller system due to space constraints and taking into account DEC wetlands etc. He stated as a result the systems size changed and the cost decreased. He stated the original application had Source Land Holdings LLC as the landowner and they bought the company which was a wholly owned subsidiary of Source Renewables. He

stated like SLH II, LLC it is just the land holding company so they have the resolution under Source Land Holdings and the land had closed to SLH II as a separate land owning entity. He stated the purpose of this today is to update the application with proper size, design, cost and land holding.

Robert Petrovich states this is a basically a recasting of the project at a smaller level. Jeff Davis agreed and stated the Agency needs to go back through and rehold a public hearing. He stated the Board will have to vote again on the project.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing a public hearing for the Taft Road Solar, LLC/SLH II, LLC project. Motion was carried.

ABUNDANT SOLAR PROJECT (E1) LLC

Amanda Fitzgerald stated the Board approved financial assistance and closed the Abundant project in Skaneateles. She stated a few months ago a second Abundant project was approved in the Town of Elbridge. She stated much like the first Abundant project after the Board approved the benefits going to the Abundant Company with a specified ownership, the ownership of this project company had changed. She stated the company is in front of the Board today requesting approval for the change in ownership. She stated the different between this Abundant matter and Taft Solar is that here it is only the membership interest that is changing and not the total project company. She stated Abundant will remain the company that is getting the benefits, just the membership interest has changed. She stated Barclay Damon has looked through the documents of the new membership owner and recommend the Board approve the change in membership ownership.

Janice Herzog asked if this is a joint partnership. Amanda Fitzgerald stated Abundant Solar Power E1 LLC will remain the entity that is receiving the financial assistance but the ownership interest in the LLC has been sold.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the sale of the membership interest of the Abundant Solar Project. Motion was carried.

OYA CHURCH ROAD A LLC (3101-20-04A)

Amanda Fitzgerald stated this is the same situation we had with Abundant. She stated Barclay Damon reviewed underlying entity documents of the new membership owners and recommends approving the sale of membership ownership.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the sale of the membership interest of the OYA Church Road A LLC project. Motion was carried.

NEW YORK SUSQUEHANNA AND WESTERN RAILWAY CORPORATION

Robert Petrovich stated we have a lease hold interest in this entity's project and rail line running through the city as part of a PILOT from way back when. He stated they are asking for assistance from the Agency to be able to make improvements to the West Onondaga Street Bridge. He stated a couple of years ago some pieces of concrete fell off the bridge and they temporarily restored it with something that is not as aesthetically pleasing as they would like. He stated they are applying for grant and hoping to rebuild the bridge going over West Onondaga Street in a better and more aesthetic manner. He stated they are asking for our agreement and support in that regard because we have a lease/leasehold relationship with them. He stated it is simply a resolution of support from the Board so they can proceed with their grant application.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution supporting the New York, Susquehanna and Western Railway Corporation seeking funding sources for improvements to the bridge that passes over West Onondaga Street in the City of Syracuse and related structures. Motion was carried.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 9:30 am. Motion was carried.

Nancy Lowery, Secretary



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

April 30, 2021

Revenue / Expense / Income	Current Period	Current YTD	2021 Budget Amount	Current YTD Change to Budget
Operating Revenue	324,785	499,517	1,646,000	(1,146,483)
Administrative Expense	45,638	144,766	1,008,000	(863,234)
Operating/Program Exp.	151,198	244,117	638,000	(393,883)
Net Ordinary Income	127,949	110,635	-	110,635

Current Assets	Current YTD	Prior YTD
Total Cash	4,155,061	2,652,987
Less Pass Through Received	4,010	2,778
Available Cash	4,151,051	2,650,209
Receivables (less pass through rec.)	604,770	1,739,647
Grant Reimbursements	-	268,733
Total	4,755,821	4,658,589

Reserve for Contracts	
County Operations 2021	863,234
333 W. Washington St 2021 Rent	50,015
OBG WPCP CO #4 Additional Studies	418,947
JMT 800 Hiawatha Engineering	11,816
Barclay Damon WPCP Options	50,000
Total	1,394,014

Receivables	
0-120 days	382,746
> 120 days	222,024
Total	604,770

Onondaga County Industrial Development Agency

Profit and Loss

April 2021

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	323,750.00
2116.2 Application Fees	1,000.00
Total 2116 Fees	324,750.00
Total 500 Operating Revenue	324,750.00
501 Non-Operating Revenue	
2401 Interest Income	35.80
Total 501 Non-Operating Revenue	35.80
Total Income	\$324,785.80
GROSS PROFIT	\$324,785.80
Expenses	
6400 Operating Expense	
6402 Rent	14,984.58
6405 General Accounting	1,193.40
6406 Other Professional Services	360.00
6406.50 Consulting Services	10,000.00
Total 6406 Other Professional Services	10,360.00
6407 Administrative Expense	45,637.88
6408 Meeting Expenses	1,687.06
6410 Office Expense	1,443.71
6412 Other Operating Expense	
6412.1 COVID-19 Grants	1,622.01
Total 6412 Other Operating Expense	1,622.01
Total 6400 Operating Expense	76,928.64
6440 Legal Fees	
6445 Special Counsel	
6445.01 Blue Rock BS&K	3,450.75
Total 6445 Special Counsel	3,450.75
6450 Barclay Damon	
6470 WPCP Development	
6470.1 Options	6,136.25
6470.2 Land Purchases	26,368.19
6470.3 JMA SEQR/Envir	7,045.00
Total 6470 WPCP Development	39,549.44
6480 Roth Legal	2,616.52
Total 6450 Barclay Damon	42,165.96
Total 6440 Legal Fees	45,616.71

Onondaga County Industrial Development Agency

Profit and Loss

April 2021

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.2 Site Analysis	23,300.50
6513 WPCP Option Agree Fees app 9-22-20	50,000.00
Total 6510 White Pine Commerce Park	73,300.50
6530 800 Hiawatha Blvd. West	
6530.3 Engineering	990.00
Total 6530 800 Hiawatha Blvd. West	990.00
Total 6500 Agency Program Expenses	74,290.50
Total Expenses	\$196,835.85
NET OPERATING INCOME	\$127,949.95
NET INCOME	\$127,949.95

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2021

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		
200 Cash		0.00
200.1 Cash - M & T Checking		3,273,618.23
200.2 Cash - M & T Money Maker Savings		890,350.53
200.4 Destiny USA Restricted Cash		-8,957.82
210 Petty Cash		50.00
Total 200 Cash		4,155,060.94
Total Bank Accounts		\$4,155,060.94
Accounts Receivable		
380 Accounts Rec.		
380.6 A/R Fees, Lease & PILOT		390,764.69
Total 380 Accounts Rec.		390,764.69
Total Accounts Receivable		\$390,764.69
Other Current Assets		
391 Long Tern Receivable		222,024.00
Total Other Current Assets		\$222,024.00
Total Current Assets		\$4,767,849.63

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2021

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	2,070,401.50
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	1,163,231.71
Total 101 White Pines Commerce Park	3,877,146.03
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42
Total 100 Land	5,133,491.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	1,432.40
Total 104 Machinery & Equipment	2,861.40
211 A/D Office Furniture	-2,862.00
213 A/D Buildings	-81,335.00
Total Fixed Assets	\$5,052,155.93
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$9,821,647.32

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	144,765.65
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
Total 600 Accounts Payable	170,357.99
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	8,018.69
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	82,082.39
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	140.76
Total 631.1 Towns	140.76
631.3 Schools	
631.305 Baldwinsville	1.00
631.315 East Syracuse-Minoa	747.66
631.356 Syracuse	1,489.19
Total 631.3 Schools	2,237.85
631.4 Onondaga County	1,220.36
631.5 City of Syracuse	411.36
Total 631 Due to Other Governments	4,010.33
Total Other Current Liabilities	\$256,450.71
Total Current Liabilities	\$256,450.71
Total Liabilities	\$256,450.71
Equity	
3900 Equity Unreserved	6,735,894.07
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,394,013.54
465 Equity - Unreserved	-1,021,184.54
Net Income	110,634.91
Total Equity	\$9,565,196.61
TOTAL LIABILITIES AND EQUITY	\$9,821,647.32

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #456
May 11, 2021

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP</u>	\$	7,181.25
	Inv#5118330, Legal thru 3-31-21		
2.	<u>FEDEX</u>	\$	22.10
	Inv#7-344-05489, Shipping		
3.	<u>BROWN & BROWN EMPIRE STATE</u>	\$	<u>5,809.00</u>
	Inv#5196120, 2021 D&O Insurance Premium		
TOTAL		\$	13,012.35

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #456
May 11, 2021

PILOT Payments

1.	<u>CITY OF SYRACUSE</u>	\$	1,981.29
	2021 PILOT Payments		
2.	<u>ONONDAGA COUNTY</u>	\$	9,526.00
	2021 PILOT Payments		
3.	<u>TOWN OF CAMILLUS</u>	\$	5,200.68
	2021 Finger Lakes Railway PILOT Payment		
4.	<u>TOWN OF DEWITT</u>	\$	156.23
	2021 PILOT Payments		
5.	<u>TOWN OF ELBRIDGE</u>	\$	2,118.96
	2021 Finger Lakes Railway PILOT Payment		
6.	<u>TOWN OF GEDDES</u>	\$	70.50
	2021 Finger Lakes Railway PILOT Payment		
7.	<u>TOWN OF ONONDAGA</u>	\$	3.15
	1st Quarter 2021 Syracuse Rail PILOT Payment		
8.	<u>VILLAGE OF CAMILLUS</u>	\$	899.40
	2021 Finger Lakes Railway PILOT Payment		
9.	<u>VILLAGE OF SOLVAY</u>	\$	563.46
	2021 Finger Lakes Railway PILOT Payment		
10.	<u>EAST SYRACUSE MINOA CSD</u>	\$	747.66
	1st 2021 Armoured One PILOT Payment		
11.	<u>JAMESVILLE DEWITT CSD</u>	\$	101.26
	1st Quarter 2021 Syracuse Rail PILOT Payment		
12.	<u>JORDAN ELBRIDGE CSD</u>	\$	17,938.33
	2021 Finger Lakes Railway PILOT Payment		

13. <u>MARCELLUS CSD</u>	\$	268.50
2021 Finger Lakes Railway PILOT Payment		
14. <u>SOLVAY UNION FSD</u>	\$	3,597.08
2021 Finger Lakes Railway PILOT Payment		
15. <u>SYRACUSE CSD</u>	\$	1,489.21
1st 2021 Armoured One PILOT Payment		
16. <u>WEST GENESEE CSD</u>	\$	<u>12,632.04</u>
1st 2021 Armoured One PILOT Payment		
TOTAL	\$	57,293.75

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
4/30/2021

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-21-12-31-21	\$1,008,000.00	\$144,765.65	\$863,234.35
333 W. WASHINGTON ST 2021 RENT	1-1-21-12-31-21	\$65,000.00	\$14,984.58	\$50,015.42
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-21	\$800,000.00	\$381,052.63	\$418,947.37
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	\$25,000.00	\$13,183.60	\$11,816.40
BARCLAY DAMON WPCP OPTIONS	11/30/20-12-31-21	\$200,000.00	\$150,000.00	\$50,000.00
		\$2,098,000.00	\$703,986.46	\$1,394,013.54

ACCOUNTS RECEIVABLE
4/30/2021

AGENCY FEES RECEIVABLE		\$381,246.00
ACCOUNTS RECEIVABLE GENERAL		\$1,500.00
QUASI-EQUITY LOAN RECEIVABLE		\$0.00
GRANTS RECEIVABLE		\$0.00
LONG TERM RECEIVABLE		\$222,024.00
TOTAL		\$604,770.00

Onondaga County Industrial Development Agency DRAFT



Project Summary

4/12/2021

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

7.Total Project Cost	\$	5,215,600	8. Total Jobs	1.5
Land	\$	-	8A. Job Retention	0.0
Site Work	\$	500,000	8B: Job Creation	1.5
Building	\$	4,515,600	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	-		
Financial Charges	\$	-		
Legal Fees	\$	200,000		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

Taft Solar, LLC

Fiscal Impact (\$)

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

Benefit:Cost Ratio

39 :1

Project Description

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

Taft Solar, LLC

DRAFT

4/12/2021

A) PILOTS Estimate Table Worksheet

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

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

April 6, 2021

Nancy Lowery
Office of Economic Development
Onondaga County
333 W. Washington Street, Suite 130
Syracuse, NY 13202
nancylowery@ongov.net

RE: Taft Solar LLC Application Update

Dear Nancy –

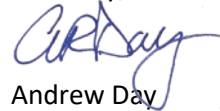
The purpose of this letter is to update information pertaining to the Application for Benefits dated February 5, 2020 submitted by our project company Taft Solar LLC to the Onondaga County Industrial Development Agency.

We request that the application be amended with the following changes:

1. The Real Estate Holding Company name should be changed from Source Land Holdings, LLC to SLH II, LLC. SLH II, LLC is a 100% owned subsidiary of Source Renewables, LLC formed in Delaware in October of 2020 and authorized to conduct business in the State of New York.
2. The applicant's address should be updated to 545 Steamboat Road, Greenwich CT 06830 and phone number updated to 917-426-0805.
3. Please include Barry Carrigan of Nixon Peabody LLP as authorized company council.
4. The project size and design has been adjusted to 3.7 MW AC/ 4.42 MW DC single axis tracker solar array without battery storage as part of design requirements from the Town of Manlius and input from the NYDEC and Army Corps. The footprint is within the scope of the original application.
5. The total project cost should be adjusted to \$5,215,600.
6. The gross amount of goods and services subject to State and local Sales and US tax is estimated to be \$464,100 resulting in a sales tax amount of \$37,128 at an 8% rate.

Thank you for making these changes to the application. We are enthusiastic to begin construction of this project in the next couple of months. We appreciate the support of the Onondaga County IDA in bringing this beneficial project to fruition.

Sincerely,



Andrew Day
Manager
Taft Solar, LLC



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: Taft Solar LLC
Applicant Address: 545 Steamboat Road, Greenwich CT 06830
Phone: (917) 426-0805 Fax: _____
Website: http://sourcerenew.com/ E-mail: aday@sourcerenew.com
Federal ID#: 84-4135053 NAICS: 221114
State and Year of Incorporation/Organization: Delaware 2020
Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☒ Yes ☐ No
What is the name of the Real Estate Holding Company: SLH II LLC
Federal ID#: 85-3882834
State and Year of Incorporation/Organization: Delaware 2017
List of stockholders, members, or partners of Real Estate Holding Company:
Source Renewables LLC

B) Individual Completing Application:

Name: Michael Cocquyt
Title: Planner
Address: 300 State St. Suite 201, Rochester NY 14614
Phone: (585) 287-9087 Fax: _____
E-mail: mcocquyt@labellapc.com

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

Name: Andrew Day
 Title: Member
 Address: 545 Steamboat Road, Greenwich CT 06830
 Phone: (917) 426-0805 Cell Phone: _____
 E-mail: aday@sourcerenew.com

D) Company Counsel:

Name of Attorney: Barry Carrigan
 Firm Name: Nixon Peabody LLP
 Address: 677 Broadway, 10th Floor, Albany NY 12207-2996
 Phone: (585) 263-1591 Cell Phone: (585) 729-7885
 E-mail: bcarrigan@nixonpeabody.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____
 Year Established: 2020
 State in which Organization is established: Delaware

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

Name	% of ownership
<u>Source Renewables LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 100%

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☒No

Section II: Project Information

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

Address: 6966 East Taft Rd

Legal Address (if different): _____

City: East Syracuse

Village/Town: Manlius

Zip Code: 13057

School District: East Syracuse

Tax Map Parcel ID(s): 034.-01-20.1

Current Assessed Value: 64,900

Sq. Footage of Existing Building: 0

Census Tract: 154

- B) Type (Check all that apply):

☐ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☒ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo	\$500,000		
Building Construction & Renovation	\$4,515,600		
Furniture & Fixtures			
Equipment			
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect			
Financial Charges			
Legal	\$200,000		
Other			
Management/Developer Fees			
Total Project Cost	\$5,215,600		

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

B) TOTAL Capital Costs \$ 5,215,600

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

Sources of Funds for Project Costs:

- | | |
|---|--------------|
| 1. Bank Financing | \$ 2,630,609 |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 1,127,405 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ |
| 4. Taxable Bond Issuance (if applicable) | \$ |

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ 1,457,586
- Identify each state and federal grant/credit:
- NYSERDA Solar Grant \$ 1,457,586
- \$
- \$
- \$
6. Total Sources of Funds for Project Costs \$ \$5,215,600

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:	50
Estimate the average length of construction jobs to be created (months):	6
Current annual payroll at facility:	
Average annual growth rate of wages:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Service Technician	\$60/hr	0	1.5				
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

☒ Real Property Tax Abatement (PILOT): _____

☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): _____

☒ Sales and Use Tax Exemption (4% Local, 4% State): \$37,128

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

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

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

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

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:

\$464,100

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):

\$37,128

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 04/08/2021 (date).

Company: Taft Solar LLC

Representative for Contract: Andrew Day

Address: 545 Steamboat Road, Greenwich CT 06830 City: Greenwich State: CT Zip: 06830

Phone: (917) 426-0805

Email: _____

Project Address: 6966 East Taft Rd City: East Syracuse State: NY Zip: 13057

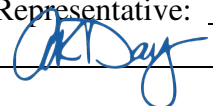
General Contractor: None at this time.

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: Andrew Robert Day Title: Manager

Signature: 

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company Taft Solar LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Andrew Day, Member

Date: 04/08/2021

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☒ Yes ☐ No

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

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

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

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

Name of Applicant Company: Taft Solar LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Andrew Day, Member

Date:

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Genevieve A. Suits
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

Taft Solar LLC

Signature of Officer or Authorized Representative:

(

Name & Title of Officer or Authorized Representative:

Andrew Day, Member

Date:

Section X: Representations, Certifications, and Indemnification

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

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

meetings law.

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

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

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

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

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

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

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

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

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

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

Name of Applicant Company

Taft Solar LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Andrew Day, Member

Date: 04/08/2021

STATE OF Florida)

COUNTY OF Leon)ss.;

Andrew Robert Day, being first duly sworn, deposes and says:

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

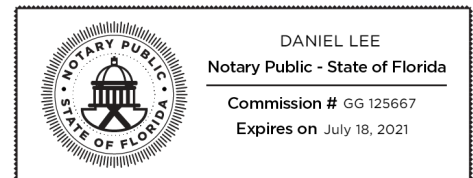
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 04/08/2021 day of , 20 .

 Online Notary

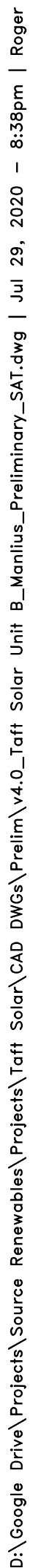
(Notary Public)

Notarized online using audio-video communication



End of Application

D:\Google Drive\Projects\Source Renewables\Taft Solar\CAD DWGs\Prelim\4.0_Taft Solar Unit B_Manlius_Preliminary_SAT.dwg | Jul 29, 2020 - 8:38pm | Roger



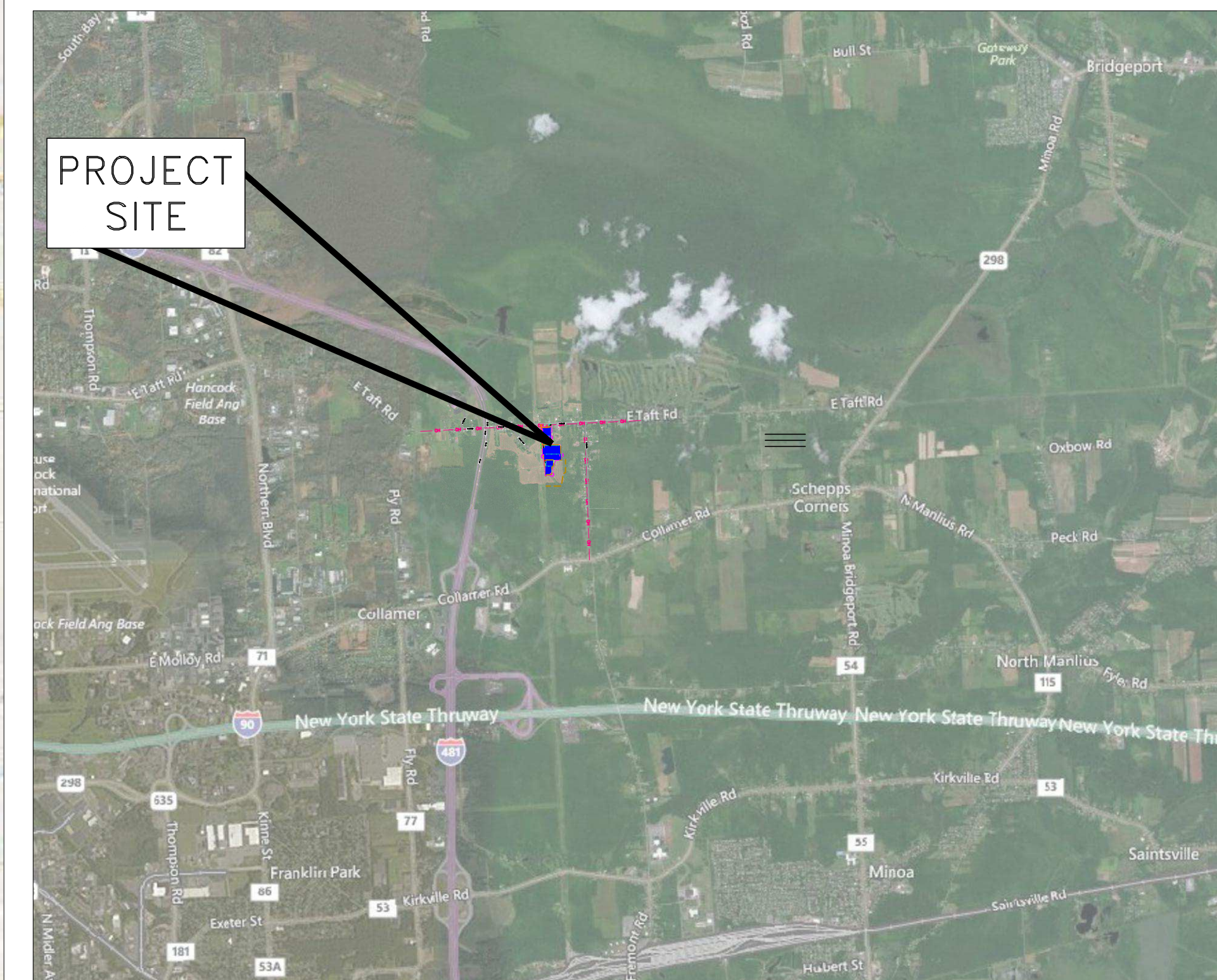
D:\Google Drive\Projects\Source Renewables\Taft Solar\CAD DWGs\Prelim\4.0_Taft Solar Unit B_Manlius_Preliminary_SAT.dwg | Jul 29, 2020 - 8:38pm | Roger

PROPOSAL DRAWINGS—v4.0



PROPOSAL DRAWINGS-v4.0

DRAWINGS LIST		
SHEET #	SHEET NAME	DATE
T-100	TITLE SHEET	07/03/2020
C-100	PV SOLAR SITE PLAN (G.E. IMAGE)	07/03/2020
C-200	PV SOLAR SITE PLAN	07/03/2020
E-100	SIMPLIFIED SINGLE LINE DIAGRAM	07/03/2020
E-110	SIMPLIFIED THREE LINE DIAGRAM	07/03/2020
D-100	RACKING SYSTEM DATASHEET	07/03/2020



PROJECT
OWNER/DEVELOPER

 Source
Renewables

WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE.
NEW YORK, NY 10017

480-272-1542

PREPARED FOR:

ENGINEERING &
DESIGN

R_H

**RYDBERG
POWER**

RENEWABLE ENERGY
ENGINEERING & DESIGN

WWW.RYDBERGPPOWER.COM
jharvey@rydbergpower.com



TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL - PV SOLAR
SAT TRACKER RACKING
39966 EAST TAFT RD, EAST SYRACUSE
NY 13057

REV#	DESCRIPTION	DATE	DWRN	CHKD	APVD
V4.0	PRELIMINARY. UPDATED INVENTORY COUNT/AC SZL.	07/03/2020	JH	JH/RS	AD
V3.1	PRELIMINARY. SAT DESIGN. ISSUED FOR REVIEW	05/14/2020	JH	JH/RS	AD

DATE:	04/04/2020
DRAWN BY:	CW
ENGINEER:	JH
APPROVED BY:	-

SHEET TITLE:

TITLE SHEET

SHEET NO.:
T-100



OWNER/DEVELOPER
Source Renewables

WWW.SOURCE-RENEWABLES.COM
SOURCE RENEWABLES, LLC
50 VAN DERBILT AVE.
NEW YORK, NY 10017
480-272-1542



NEW YORK
STATE OF NEW YORK
PROFESSIONAL ENGINEER
068435

MEMBER
NEW YORK SOCIETY OF PROFESSIONAL ENGINEERS

ENGINEERING & DESIGN



RYBERGEN
POWER
RENEWABLES DESIGN

WWW.RYBERGENPOWER.COM
jrhoney@rybergenpower.com



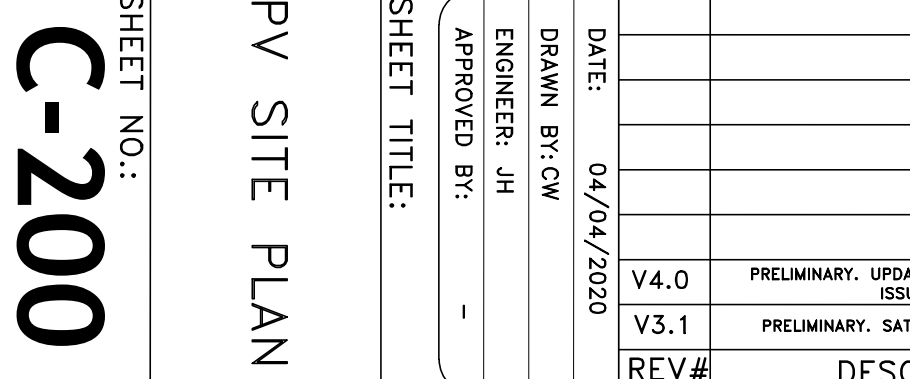
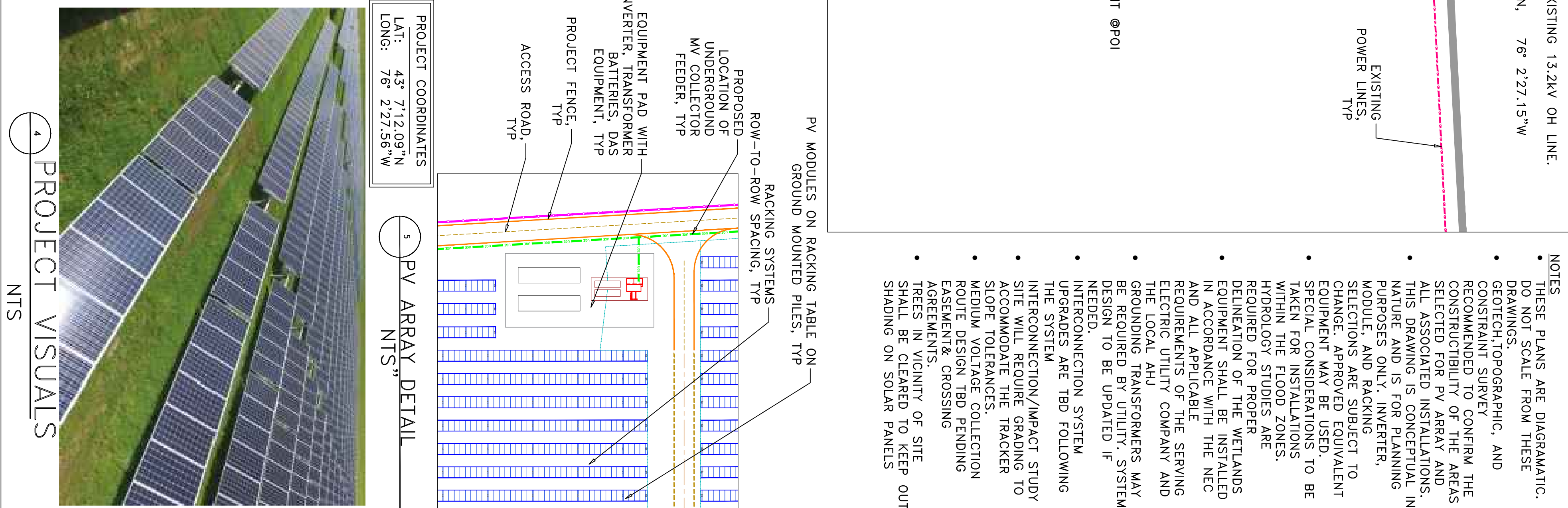
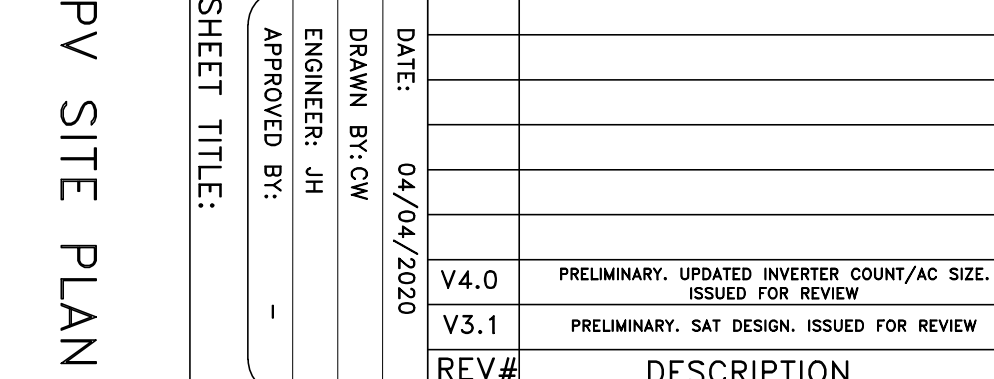
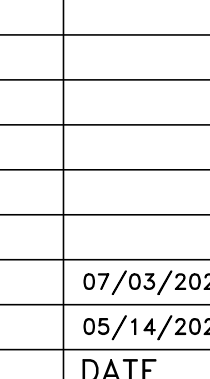
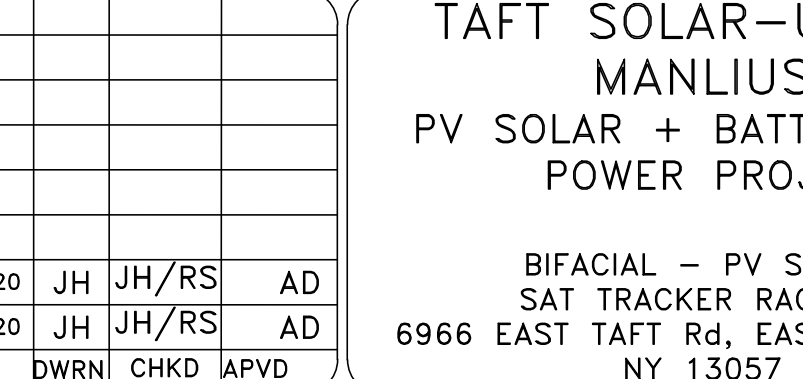
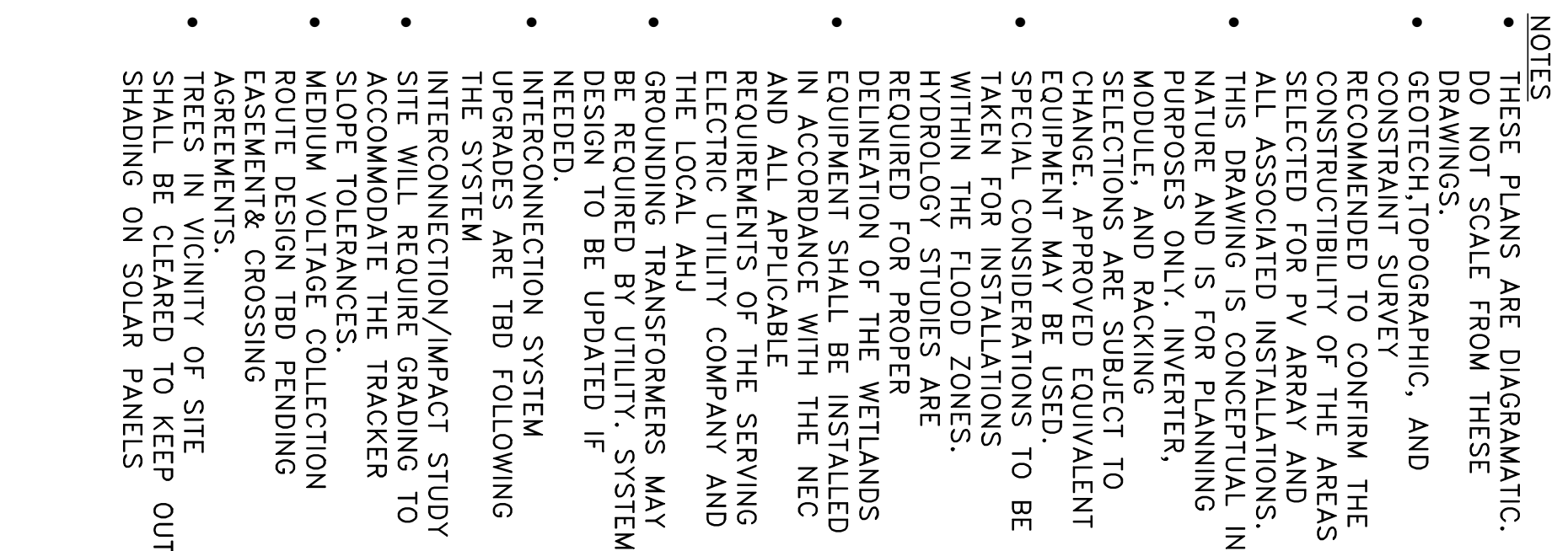
Labella
Powered by partnership

300 South Street, Suite 201
Newark, NJ 07102
908-461-1010
labella.com

OWNER/DEVELOPER

 **Source
Renewables**

www.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017



SYSTEM SUMMARY	
DESIGN TEMPERATURES	
HIGH TEMP (2%):	27°C
EXTREME MIN:	-16°C
INVERTER	
MANUFACTURER:	SUNGROW
INVERTER TYPE:	SG2500U (DERATED)
INVERTER RATING:	1.85MWAC (DERATED)
INVERTER COUNT:	2
TOTAL AC SYSTEM OUTPUT:	3.7MWAC
BATTERY STORAGE DETAILS	
BATTERY ESS MODEL TYPE#1 (QTY):	1850KW/3750kWh (x2)
BATTERY MANUFACTURER:	SAMSUNG OR APPROVED EQUIVALENT
BATTERY PV CONFIG:	DC COUPLED
TOTAL BATTERY STORAGE SIZE:	3.7MW/7.5MWh
MODULE	
MANUFACTURER:	HANWHA Q CELLS
MODULE MODEL:	Q.PEAK DUO L-G5.3/410/BIFACIAL
MODULE OUTPUT:	410W
MODULE COUNT:	10,773
STRING SIZE:	27
STRING COUNT:	399
DC SYSTEM OUTPUT:	4.41693MWDC
RACKING	
MANUFACTURER:	NEXTRACKER OR APPROVED EQUAL
TILT:	+/-60° SAT
ROW TO ROW SPACING (CENTER TO CENTER):	14FT
FOUNDATION:	PILE DRIVEN
CONFIGURATION:	1-UP PORTRAIT
AZIMUTH:	180°
PROJECT SITE	
TOTAL PROJECT AREA (INSIDE FENCE LINE):	15.72ACRES
MV COLLECTOR SYSTEM VOLTAGE/POCC:	15kV
FEEDER/SUBSTATION:	-

TAFT SOLAR
UNIT B-MANLIUS
PV PLANT
3.7MWac/4.417MWdc
SAT TRACKER

(4) 1/0 AWG CU 15KV RATED
100% INSULATION, TYPICAL
FOR OVERHEAD. FINAL SIZE
TBD IN DETAILED DESIGN.

MULTI-FUNCTION (MF) RELAY TO
HAVE THE FOLLOWING PROTECTION:
OVERCURRENT (51/51G)
OVER/UNDER VOLTAGE (27/59)
OVER/UNDER FREQUENCY (81O/U)
3V0 GND OVERVOLTAGE (59N)
(AS REQUIRED BY UTILITY)

VACUUM RECLOSER &
RELAY
POLE MOUNTED
13.2kV, 12.5kA

CUSTOMER
SOLAR SGI

NATIONAL GRID
UTILITY SIDE

UTILITY DISTRIBUTION
13.2kV, 3-PHASE
FEEDER. SYSTEM
UPGRADES ARE TBD

SYMBOL LEGEND

- LOAD - BREAK SWITCH FUSE, SIZE AS INDICATED
- TRANSFORMER, SIZE AS INDICATED
- FUSE
- CIRCUIT BREAKER
- CURRENT TRANSFORMER
- POTENTIAL TRANSFORMER
- GROUND
- LIGHTNING ARRESTED
- GROUP AIR (GOAB) SWITCH
- METER
- LOAD BREAK ELBOWS
- PV INVERTER
- OVERHEAD POWER CABLES
- UNDERGROUND POWER CABLES
- ON GRADE POWER CABLES
- EQUIPMENT
- WIRED COMM & CONTROL CABLES FIBER/ETHERNET
- WIRELESS COMM & CONTROL CABLES
- BATTERY ENERGY STORAGE EQUIPMENT

PROJECT COORDINATES

LAT: 43° 7'12.09"N
LONG: 76° 2'27.56"W

GENERAL NOTES:

- ALL INSTALLATION PRACTICES, WIRING, DISCONNECTING MEANS, EQUIPMENT SHALL BE DESIGNED, SIZED, AND EXECUTED IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, LOCAL STATE CODES, AND OTHER APPLICABLE INDUSTRY STANDARDS AND REQUIREMENTS.
- EQUIPMENT SHALL BE INSTALLED IN THIS DRAWING IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. INVERTER, MODULE, AND TRACKER SELECTIONS ARE SUBJECT TO CHANGE. APPROVED EQUIVALENT EQUIPMENT MAY BE USED.
- ALWAYS REFER TO THE MANUFACTURER'S INSTALLATION MANUALS WHEN INSTALLING COMPONENTS
- PROVIDE WARNING LABELS AS REQUIRED BY LOCAL UTILITY AND APPLICABLE VERSION OF NEC
- THE SOLAR GENERATING FACILITY SHALL COMPLY WITH THE LATEST VERSIONS OF IEEE 1547, NEC, NESC, UL 1741 (INVERTERS), UL 1703(MODULES), UL 2703/3703 (RACKING) AND WHERE APPLICABLE ALL ELECTRICAL EQUIPMENTS SHALL BE UL LISTED
- ALL DC EQUIPMENT SHALL BE RATED ROR 1500Vdc INSTALLATIONS
- THE ESS SIZE IS SUBJECT TO CHANGING UPON FURTHER FINANCIAL ANALYSIS
- GROUNDING TRANSFORMERS MAY BE REQUIRED BY UTILITY. SYSTEM DESIGN TO BE UPDATED IF NEEDED.
- INTERCONNECTION SYSTEM UPGRADES ARE TBD FOLLOWING THE SYSTEM INTERCONNECTION/IMPACT STUDY
- IF THE SOLAR PANEL TYPE/POWER RATING CHANGES FROM WHAT'S SHOWN ON THE CURRENT DRAWING, THE MODULE STRING SIZING FOR EACH SHALL BE REVIEWED & MAY CHANGE
- EQUIPMENT ARE SUBJECT TO CHANGE AND THE SLD SHALL BE UPDATED ACCORDINGLY.

PROPOSED SEL-651R2 RELAY SETTINGS	
DEVICE	TIME DELAY
27-1	6.5 CYC
27-2	117 CYC
59-1	57 CYC
59-2	6.5 CYC
81U-1	6.5 CYC
81U-2	100 CYC
81O-1	6.5 CYC
51C	1.0 TD U4
51GC	2.0 TD U4
59NP1	57CYC
51	2.0TD U4
59N	80 CYC

(SETTINGS INCLUDED 3
CYCLE ESTIMATE
CONTACTOR OPENING TIME)

DEVICE	DESCRIPTION
27T	TIME UNDER VOLTAGE RELAY
27I	INSTANTANEOUS UNDER VOLTAGE RELAY
32F	FORWARD OVER POWER RELAY
32R	REVERSE POWER RELAY
46	NEGATIVE PHASE SEQUENCE OVERCURRENT RELAY
47	REVERSE PHASE VOLTAGE RELAY
50/51	INSTANTANEOUS/TIME OVERCURRENT RELAY
51N	GROUND OVERCURRENT RELAY
59I	INSTANTANEOUS OVERVOLTAGE RELAY
59T	TIME OVERVOLTAGE RELAY
60	VOLTAGE BALANCE RELAY
81/O	OVER FREQUENCY RELAY
81/U	UNDER FREQUENCY RELAY

PV COMBINER BOX
FOR SOLAR
HOMERUN INPUTS.
THE DC SYSTEM
SHALL BE
UNGROUND, TYPICAL

SOLAR PANELS
CONNECTED IN
STRINGS, MOUNTED
ON A UL2703
LISTED GROUND
MOUNTED RACKING
SYSTEM TYP

PV SOLAR ARRAY
1500VDC SYSTEM

PADMOUNT LOOP FEED
TRANSFORMER RATED FOR
1850KWAC
13.2kV WYE, 550V DELTA,
3-PHASE, 60HZ , FR3
HV-LV:6.5% (6%-10%)
ELECTROSTATIC SHIELDING
BETWEEN ALL WINDINGS,
FULLY INSULATED NEUTRAL

NEW PV INVERTER CUSTOMIZED FOR DC
COUPLED BESS APPLICATIONS RATING:
1850KWac,
SUNGROW SG2500U (DERATED)
0.8PF LEAD/LAG, 1500Vdc, 60Hz
UL 1741, UL 1741 SA,
IEEE 1547, L/HVRT, L/HFRT,
VAR SUPPORT

SUNGROW DC RECOMBINER
FOR DC COUPLED BESS
PREPOPULATED WITH
PROTECTIVE DEVICES. SEE
SUNGROW MANUAL FOR
DETAIL, TYP

ESS BANK #1: 3750kWh
ALL IN A 40FT CONTAINERIZED
ENCLOSURE WITH
FIRE SUPPRESSION SYSTEMS, HVAC,
BMS, ETC.

PV SOLAR ARRAY
1500VDC SYSTEM

ESS BANK #1: 3750kWh
ALL IN A 40FT CONTAINERIZED
ENCLOSURE WITH
FIRE SUPPRESSION SYSTEMS, HVAC,
BMS, ETC.

PROJECT
OWNER/DEVELOPER

Source
Renewables

WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017
480-272-1542

STATE OF NEW YORK
STEPHEN M. LONGONE
085425
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING &
DESIGN

RH
RYDBERG
POWER
RENEWABLE ENERGY
ENGINEERING & DESIGN
WWW.RYDBERGPPOWER.COM
jharvey@rydbergpower.com

LaBella
Powered by partnership.

300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labbellapcc.com

TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL - PV SOLAR
SAT TRACKER RACKING
EAST TAFT RD, EAST SYRACUSE
NY 13057

REV#	DESCRIPTION	DATE	DWRN	CHKD	APVD
V3.1	PRELIMINARY SAT DESIGN, ISSUED FOR REVIEW	05/14/2020	JH	JH/RS	AD
V4.0	PRELIMINARY, UPDATED INVERTER COUNT/AC SIZE, ISSUED FOR REVIEW	07/03/2020	JH	JH/RS	AD

DATE: 04/04/2020
DRAWN BY: CW
ENGINEER: JH
APPROVED BY: -

SHEET TITLE:

SIMPLIFIED
SINGLE LINE
DIAGRAM

SHEET NO.:

E-100

SYSTEM SUMMARY	
DESIGN TEMPERATURES	
HIGH TEMP (2%):	27°C
EXTREME MIN:	-16°C
INVERTER	
MANUFACTURER:	SUNGROW
INVERTER TYPE:	SG2500U (DERATED)
INVERTER RATING:	1.85MWAC (DERATED)
INVERTER COUNT:	2
TOTAL AC SYSTEM OUTPUT:	3.7MWAC
BATTERY STORAGE DETAILS	
BATTERY ESS MODEL TYPE#1 (QTY):	1850KW/3750kWh (x2)
BATTERY MANUFACTURER:	SAMSUNG OR APPROVED EQUIVALENT
BATTERY PV CONFIG:	DC COUPLED
TOTAL BATTERY STORAGE SIZE:	3.7MW/7.5MWh
MODULE	
MANUFACTURER:	HANWHA Q CELLS
MODULE MODEL:	Q.PEAK DUO L-G5.3/410/BIFACIAL
MODULE OUTPUT:	410W
MODULE COUNT:	10,773
STRING SIZE:	27
STRING COUNT:	399
DC SYSTEM OUTPUT:	4.41693MWDC
RACKING	
MANUFACTURER:	NEXTRACKER OR APPROVED EQUAL
TILT:	+/-60° SAT
ROW TO ROW SPACING (CENTER TO CENTER):	14FT
FOUNDATION:	PILE DRIVEN
CONFIGURATION:	1-UP PORTRAIT
AZIMUTH:	180°
PROJECT SITE	
TOTAL PROJECT AREA (INSIDE FENCE LINE):	15.72ACRES
MV COLLECTOR SYSTEM VOLTAGE/POCC:	15kV
FEEDER/SUBSTATION:	-

PROJECT COORDINATES
LAT: 43° 7'12.09"N
LONG: 76° 2'27.56"W

PROPOSED SEL-651R2 RELAY SETTINGS	
DEVICE	TIME DELAY
27-1	6.5 CYC
27-2	117 CYC
59-1	57 CYC
59-2	6.5 CYC
81U-1	6.5 CYC
81U-2	100 CYC
81O-1	6.5 CYC
51C	1.0 TD U4
51GC	2.0 TD U4
59NP1	57CYC
51	2.0TD U4
59N	80 CYC
(SETTINGS INCLUDED 3 CYCLE ESTIMATE CONTACTOR OPENING TIME)	

DEVICE	DESCRIPTION
27T	TIME UNDER VOLTAGE RELAY
27I	INSTANTANEOUS UNDER VOLTAGE RELAY
32F	FORWARD OVER POWER RELAY
32R	REVERSE POWER RELAY
46	NEGATIVE PHASE SEQUENCE OVERCURRENT RELAY
47	REVERSE PHASE VOLTAGE RELAY
50/51	INSTANTANEOUS/TIME OVERCURRENT RELAY
51N	GROUND OVERCURRENT RELAY
59I	INSTANTANEOUS OVERVOLTAGE RELAY
59T	TIME OVERVOLTAGE RELAY
60	VOLTAGE BALANCE RELAY
81/O	OVER FREQUENCY RELAY
81/U	UNDER FREQUENCY RELAY

TAFT SOLAR
UNIT B-MANLIUS
PV PLANT
3.7MWac/4.417MWdc
SAT TRACKER

(4) 1/0 AWG CU 15KV RATED 100% INSULATION, TYPICAL FOR OVERHEAD. FINAL SIZE TBD IN DETAILED DESIGN.

CUSTOMER TO PROVIDE NEW RISER WITH WITH GROUP-OPERATED AIR-BREAK (GOAB) SWITCH

NEW 3Ø OVERHEAD PRIMARY METERING POINT, BY UTILITY COMPANY (SEE ESB 753)

SEL-735 REC METER

FIBER RUN FOR CONNECTION TO DAS

NEW 3Ø OVERHEAD PRIMARY METERING CLUSTER, BY CUSTOMER, METERING ACCURACY PER ANSI C12.20

(3) 350KCMIL AL 15KV RATED 100% INSULATION, 1/3 CONC. NEUTRAL, TYPICAL FOR UNDERGROUND. FINAL SIZE TBD IN DETAILED DESIGN.

PADMOUNT LOOP FEED TRANSFORMER RATED FOR 1850KWAC
13.2kV WYE, 550V DELTA, 3-PHASE, 60HZ, FR3
HV-LV:6.5% (6%-10%)
ELECTROSTATIC SHIELDING BETWEEN ALL WINDINGS, FULLY INSULATED NEUTRAL

SUNGROW PROVIDED DC RECOMBINER FOR DC COUPLED BESS PREPOPULATED WITH PROTECTIVE DEVICES. SEE SUNGROW MANUAL FOR DETAILS, TYP

SUNGROW PROVIDED DC RECOMBINER FOR DC COUPLED BESS PREPOPULATED WITH PROTECTIVE DEVICES. SEE SUNGROW MANUAL FOR DETAILS, TYP

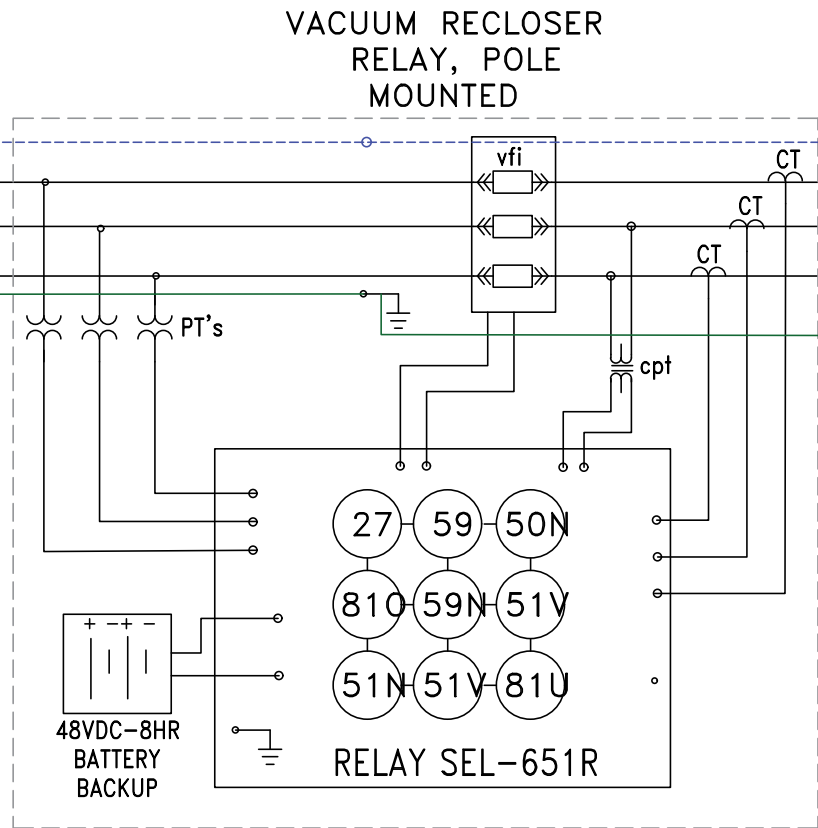
DC PV INPUT CIRCUITS INTO THE INVERTER'S DC SIDE, 1500Vdc RATED, UL LISTED, TYP

PV COMBINER BOX FOR SOLAR HOMERUN INPUTS. THE DC SYSTEM SHALL BE UNGROUNDED, TYPICAL

SOLAR PANELS CONNECTED IN STRINGS, MOUNTED ON A UL2703 LISTED GROUND MOUNTED RACKING SYSTEM TYP

ESS BANK #1: 3750kWh
ALL IN A 40FT CONTAINERIZED ENCLOSURE WITH FIRE SUPPRESSION SYSTEMS, HVAC, BMS, ETC.

ESS BANK #1: 3750kWh
ALL IN A 40FT CONTAINERIZED ENCLOSURE WITH FIRE SUPPRESSION SYSTEMS, HVAC, BMS, ETC.



MULTI-FUNCTION (MF) RELAY TO HAVE THE FOLLOWING PROTECTION:
OVERCURRENT (51/51G)
OVER/UNDER VOLTAGE (27/59)
OVER/UNDER FREQUENCY (81O/U)
3V0 GND OVERVOLTAGE (59N)
(AS REQUIRED BY UTILITY)

CUSTOMER TO PROVIDE NEW POLE WITH GROUP-OPERATED AIR-BREAK (GOAB) DISCONNECT SWITCH (UTILITY LOCKABLE DISCONNECT POINT) SWITCH TO BE LOACKABLE, WITH VISIBLE BLADES AND ACCESSIBLE TO UTILITY
24/7

POINT OF COMMON COUPLING (POCC)

PROPOSED POINT OF INTERCONNECTION. "T-TAP" INTO EXISTING 13.2kV OH LINE. TO BRIDGEPORT SUBSTATION
FINAL TAP LOCATION TBD. COORDINATES: 43° 7'18.92"N, 76° 2'27.15"W

GENERAL NOTES:

- ALL INSTALLATION PRACTICES, WIRING, DISCONNECTING MEANS, EQUIPMENT SHALL BE DESIGNED, SIZED, AND EXECUTED IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, LOCAL STATE CODES, AND OTHER APPLICABLE INDUSTRY STANDARDS AND REQUIREMENTS.
- EQUIPMENT SHALL BE INSTALLED IN THIS DRAWING IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. INVERTER, MODULE, AND TRACKER SELECTIONS ARE SUBJECT TO CHANGE. APPROVED EQUIVALENT EQUIPMENT MAY BE USED.
- ALWAYS REFER TO THE MANUFACTURER'S INSTALLATION MANUALS WHEN INSTALLING COMPONENTS
- PROVIDE WARNING LABELS AS REQUIRED BY LOCAL UTILITY AND APPLICABLE VERSION OF NEC
- THE SOLAR GENERATING FACILITY SHALL COMPLY WITH THE LATEST VERSIONS OF IEEE 1547, NEC, NESC, UL 1741 (INVERTERS), UL 1703(MODULES), UL 2703/3703 (RACKING) AND WHERE APPLICABLE ALL ELECTRICAL EQUIPMENTS SHALL BE UL LISTED
- ALL DC EQUIPMENT SHALL BE RATED ROR 1500Vdc INSTALLATIONS
- THE ESS SIZE IS SUBJECT TO CHANGING UPON FURTHER FINANCIAL ANALYSIS
- GROUNDING TRANSFORMERS MAY BE REQUIRED BY UTILITY. SYSTEM DESIGN TO BE UPDATED IF NEEDED.
- INTERCONNECTION SYSTEM UPGRADES ARE TBD FOLLOWING THE SYSTEM INTERCONNECTION/IMPACT STUDY
- IF THE SOLAR PANEL TYPE/POWER RATING CHANGES FROM WHAT'S SHOWN ON THE CURRENT DRAWING, THE MODULE STRING SIZING FOR EACH SHALL BE REVIEWED & MAY CHANGE
- EQUIPMENT ARE SUBJECT TO CHANGE AND THE SLD SHALL BE UPDATED ACCORDINGLY.

PROJECT OWNER/DEVELOPER



WWW.SOURCERENEW.COM
SOURCE RENEWABLES, LLC
50 VANDERBILT AVE,
NEW YORK, NY 10017

480-272-1542



PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING & DESIGN



WWW.RYDBERGPOWER.COM
jharvey@rydbergpower.com



300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapcc.com

TAFT SOLAR-UNIT B
MANLIUS
PV SOLAR + BATTERY ESS
POWER PROJECT
BIFACIAL - PV SOLAR
SAT TRACKER RACKING
EAST TAFT RD, EAST SYRACUSE
NY 13057

REV#	DESCRIPTION	DATE	DWRN	CHKD	APVD
V4.0	PRELIMINARY, UPDATED INVERTER COUNT/AC SIZE.	07/03/2020	JH	JH/RS	AD
V3.1	PRELIMINARY, SAT DESIGN, ISSUED FOR REVIEW	05/14/2020	JH	JH/RS	AD
DATE: 04/04/2020					
DRAWN BY: CW					
ENGINEER: JH					
APPROVED BY: -					

SHEET TITLE:

SIMPLIFIED
THREE LINE
DIAGRAM

SHEET NO.:

E-110

Onondaga County Industrial Development Agency

Application for Benefits

Attachments

Section 1,

G)

Description of your company's background, products, customers, goods and services

Taft Solar Development LLC is a wholly owned subsidiary of Source Renewables. Source Renewables LLC is a clean energy development company focused on the development of Solar PV, Energy Storage, and Hybrid Solar/Storage projects in the Americas.

Source Renewables was formed by Source Structured Finance and ABA Clean Energy as a means to merge two energy development companies and provide a stronger unified value proposition to asset managers, customers, and the project development community.

The Source Renewables team has deep experience in the energy and project finance markets, having developed and built more than 60MW's of distributed Solar and Energy Storage. In addition to its already executed projects Source Renewables has a pipeline of over 300MW in various stages of development in the US.

We currently have multiple projects in Pennsylvania, New Jersey and New York.

For more information on the company please visit <http://sourcerenew.com/>

H)

Percentage of total annual supplies, raw materials, and vendor services purchased from firms in Onondaga County.

Taft Solar LLC does not have current vendors, suppliers, and contractors assigned to the project. We will make every effort to use local sources when feasible. Supplies specific to solar arrays are generally not available on a local level, however for general supplies, equipment and sub-contractors, we are committed to using local sources.

I) NA

J)

Assistance form OCIDA, SIDA, NYS or OCDC

The project beneficiary has not yet received assistance, but wishes to disclose they are in the process of applying for the NY SUN NYSERDA solar grant and the NYSRDA energy storage grant. No other assistance has been received, or is planned to be requested, from named entities in the application.

Section II,

C)

Summary of how this project will help your business grow.

Taft Solar Development, LLC has chosen this location as a target location for a photovoltaic solar facility. This solar plant, built at 6966 East Taft Rd. will increase Source Renewables overall power production capacity and reach, by providing residents the ability to obtain access to solar-generated electrical power.

D)

Description of Project

Taft Solar Development, proposes to build a Community Distributed Generation photovoltaic (PV) solar facilities ("Solar Facility") under New York State's Community Solar initiative. Said Solar Facility is planned to have a nameplate capacity of approximately 3.7 megawatts (MW) alternating current (AC).

The solar facility will be situated on approximately 20 acres of private land, on an approximate 35 acre area, owned by Taft Solar Development, LLC (the "Facility Site") which is currently sitting as vacant land.

Source Renewables is requesting PILOT and a Sales and Use Exemption for the project because the project is not financially feasible without the funding. Additionally, with support from the agency, these supports will allow Taft Solar Development to offer local residents lower rates for electricity.

H)

Compelling Circumstances

In addition to the descriptions provided in this application, I would like to submit this attachment outlining the unique benefits of community solar projects. Solar arrays, utilized for community solar, provide significant benefits for the environment and the community in which they are located.

Solar projects generate clean renewable energy that feeds the local utility grid. Through monetary crediting, that energy can be shared with customers in the same utility service area. Savings show up directly on their utility bill, in the form of dollar-value credits for up to 25 years.

Section III,

Part C and D

Employment Information

Taft Solar LLC will hire 3rd party contractors, preferably from the local area, to perform annual maintenance and inspection for the solar array. This work would support three individuals from the selected contractor firm for a total of 1000 hours per year each. The 2020 market rate for this contract work is \$60 per hour with a reasonable increase per year to maintain market rate. This employment is expected to continue through the pilot agreement and beyond.

Section V,

Local access policy agreement

Due to the complexity and specificity of Solar Array installation we, (Taft Solar LLC) will need to utilize a general contractor for the work involved. We will encourage, to the best of our ability, for sub-contractors and labor to be hired from the local pool. We hope to convey our appreciation and agreeance for the need to employ as many local laborers and businesses as possible, in the construction of this array.

Draft Project Summary

4/7/2021

1. Project	UR-Ban Villages PFA, LLC	2. Project Number	3101-21-07A
3. Location	Salina	4. School District	Liverpool Central School District Demolition, Construction , Renovation and addition to current facilities
5. Tax Parcel(s)	086.-01-15.2	6. Project Type Village	-

7.Total Project Cost	\$	15,544,899.00	8. Total Jobs	8
Land	\$	1,000,000	8A. Job Retention	0
Site Work	\$	2,054,755	8B: Job Creation	8
Building	\$	11,460,144	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	350,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	680,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

Cost Benefit Analysis**UR-Ban Villages PFA, LLC****Fiscal Impact (\$)****Estimated Abatement Cost \$2,369,054**

Sales Tax Abatement	\$1,163,592
Mortgage Recording Tax Abatement	\$116,587

Real Property Tax Relief	\$1,088,875
--------------------------	-------------

New Investment \$36,541,397

PILOT Payments	\$1,089,186
Project Wages (10 years)	\$3,330,000
Construction Wages	\$17,412,000
Employee Benefits (10 years)	\$0
Project Capital Investment	\$14,514,899

Agency Fees	\$195,311
-------------	-----------

Benefit:Cost Ratio**15.42 :1****Project Description**

UR-Ban Villages PFA, LLC is proposing to redevelop the 13 acre site at 100 Buckley Road. This summary sheet and corresponding PILOT schedule only applies to Phase 1. Phase 1 is 88 units.

Draft Ur-ban Villages PFA, LLC PILOT

4/7/2021

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 326,700
Projected investment					\$ 11,460,144
OCIDA estimate of increase in value					\$ 4,840,000
OCIDA estimated value after project is completed					\$ 5,166,700
Taxes that would have been collected if the project did not occur					\$ 137,723
Scheduled PILOT payments					\$ 1,089,186

PILOT YEAR	Exemption %	Onondaga County	Salina	Liverpool Central School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,725	\$ 1,719	\$ 9,133	\$ 12,578	\$ 198,915	\$ 186,337
2	90%	\$ 4,367	\$ 4,352	\$ 23,117	\$ 31,836	\$ 202,893	\$ 171,057
3	80%	\$ 7,113	\$ 7,090	\$ 37,656	\$ 51,859	\$ 206,951	\$ 155,092
4	70%	\$ 9,968	\$ 9,935	\$ 52,768	\$ 72,670	\$ 211,090	\$ 138,420
5	60%	\$ 12,934	\$ 12,891	\$ 68,469	\$ 94,293	\$ 215,312	\$ 121,018
6	50%	\$ 16,014	\$ 15,961	\$ 84,777	\$ 116,752	\$ 219,618	\$ 102,866
7	40%	\$ 19,213	\$ 19,149	\$ 101,710	\$ 140,072	\$ 224,010	\$ 83,938
8	30%	\$ 22,533	\$ 22,458	\$ 119,286	\$ 164,278	\$ 228,491	\$ 64,213
9	20%	\$ 25,978	\$ 25,892	\$ 137,525	\$ 189,396	\$ 233,060	\$ 43,665
10	10%	\$ 29,552	\$ 29,454	\$ 156,446	\$ 215,453	\$ 237,722	\$ 22,269
TOTAL		\$ 149,398	\$ 148,901	\$ 790,888	\$ 1,089,186	\$ 2,178,061	\$ 1,088,875

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals	0					
Creation Goals		3	4	1	0	
Total Employment Goals	0	3	7	8	8	8

Urban Villages

Vision Statement

February 18, 2021

Dear Onondaga County Industrial Development Agency,

Introduction: We respectfully request your consideration of our application for a 10-year PILOT in addition to mortgage recording and sales and use exemptions to assist in the proposed Phase 1 redevelopment of 100 Buckley Road in Liverpool, NY. This redevelopment will include environmental clean-up, site improvements, as well as renovations to the existing buildings to develop the site as a mixed development. Phase 1 includes the renovations to four buildings to include roughly 88 residential units, as well as site cleanup. Upon completion of the entire project 100 Buckley Road will be home warehouse space, rooftop restaurant, brewery and over 225 residential units.

The Pascarella Family, members of UR-ban Villages PFA, LLC and owners of a local construction and development company, as well as over 40 properties in and around the City of Syracuse, are very familiar with the site and its past. Their expertise in construction and property management would serve as a seamless fit to convert the vacant site. Their plan would be to transform the grounds from a factory to a live-in community. To restore and re-purpose the grounds along with every building on site, preserving the organic nature of its growth, and all the pieces of its past. Wrapping it with new life both inside and out. Their plan will be to transform the site into a community, into a village, an Urban Village.

Please see the below information which outlines our request:

1. Is the project being built in a blighted area? Yes.
 - a. This parcel has sat largely vacant and underutilized for nearly three decades. The property has fallen into significant disrepair.
 - b. The buildings have suffered significant structural damage.
 - c. The property is highly visible from the Hiawatha Blvd Bridge off 81 Northbound and is a blight.
2. Is the housing fulfilling an unmet need in the area? Yes
 - a. Redevelopment of a local landmark site.

- b. Close proximity to the Village of Liverpool and City of Syracuse.
 - c. Upon completion will provide significant improvements to CNY's housing stock with the provision of brand-new mixed-use apartment buildings, with some units having balconies to enjoy the view of Onondaga Lake.
 - d. Provides an attractive live and play environment for workers from high tech companies including the new Amazon fulfillment center in Clay.
 - e. With close proximity to the Onondaga Lake Parkway the site plans to create a connection to the trail.
 - f. Close proximity and connection to the Village of Liverpool, site improvements will enhance walkability.
3. Is there a market study documenting for such housing? Onondaga County is underserved with this type of housing development/community. Urban Villages will provide its residents amenities attracting all age groups including millennials; amenities will include, covered and/or indoor parking, in unit washer and dryer, gym, elevators, custom kitchen with high end fixtures include soft close cabinetry, balconies, walking trails, onsite eateries, and closeness to essential businesses.
- a. While unit floorplans are not complete the project plans to include handicap accessible units.
 - b. Fills a gap of new apartments between the abundance in Downtown Syracuse and suburban Liverpool area.
4. Is there support from local officials?
- a. Support of Colleen A. Gunnip (Town Supervisor)
 - b. David M. Carnie (4th ward Town of Salina Councilor)
 - c. National Grid Economic Development program
5. Does the project provide walkability to municipal centers? Yes
- a. While final site plans have not been submitted, the redevelopment includes sidewalks and a connection to the Onondaga Park trail system as well as onsite green space for recreation.

6. Is any additional county providing infrastructure necessary to service the project? No, none is needed.

In closing, UR-Ban Villages PFA, LLC is eager and excited to redevelop this site, bringing it back to a useful purpose and add to the fabric of Central New York. We ask that OCIDA provides support and acceptance of our application so that we can move forward with the redevelopment and improve our community.

Sincerely,

Vittorio Pascarella

Member

Proposed Redevelopment of 100 Buckley Road

Urban Villages PFA, LLC is seeking assistance from the Onondaga County Industrial Development agency to redevelop the former Will & Baumer Candle Factory, located at 100 Buckley Road in Liverpool, NY. The proposed redevelopment would address this blighted 11.5 acre property located at one of the main arteries in the Town of Salina and visible from the Hiawatha Blvd Bridge off 81 Northbound. This site has been sitting largely vacant for almost 3 decades now.

It wasn't always this way. At its height, the now desolate grounds were once beaming with life and activity. The company, founded by a German Immigrant Carpenter named Anton Will, began in the basement of his own personal home. They specialized primarily in the production of handmade religious candles. Over time, demand grew, and they eventually moved into a factory on Alvord Street. This was right around the time the Baumer name was added in the late 1880s. In 1910, growing success finally brought them to their final resting place at the crossroads of Old Liverpool, and Buckley Road. As the business grew, the factory grew, and the volume of buildings grew, organically and over time. The Site had many years of great success and has been staple in the Town of Salina ever since. Though in the latter years, not for good reason.

The Pascarella Family, owners of a local construction and development company, as well as over 40 properties in and around the City of Syracuse, are very familiar with the site and its past. Like all residents of the Town and City, they drive by the site almost daily. For much of their lives, they'd hoped for someone or something to come along and bring the site back to life. However, it wasn't until recently, and after the last failed attempt to restart the old candle company, that opportunity arrived... right at their doorstep. They noticed a newly dispatched for sale sign posted afront that original and iconic first brick building constructed in 1910, and decided it was time to intervene.

Their expertise in construction and property management would serve as a seamless fit to convert the vacant site. Their plan would be to transform the grounds from a factory to a live-in community. To restore and re-purpose the grounds along with every building on site, preserving the organic nature of its growth, and all the pieces of its past. Wrapping it with new life both inside and out. Their plan will be to transform the site into a community, into a village, an UR-ban Village.

Due to the size of the project, Urban has divided this project into three phases that will take place over five years and is requesting assistance at this time from OCIDA for Phase 1 of the project. The first phase of the project calls an investment of roughly \$15 million, this includes; \$1 million for acquisition of the site, roughly \$2 million for site work and demolition which includes 1 million dollar environmental cleanup. One pressing concern is the repair damage to building 1 caused by the freezing and thaw

cycle of the roof drains that blew out a corner wall, causing structural damage to the building. The budget calls for roughly \$11.5 million for building construction and renovations, \$350,000 for equipment and \$680,000 for engineering and architecture fees.

Upon completion the first phase will bring online 88 residential units consisting of 1- and 2-bedroom units varying in square footage from 510 sf to 1,560 SF. While the exact floor plans and makeup of each apartment hasn't been set in stone, Urban is hoping to have a cross section of various layouts and sizes as well as handicap accessible units so that the residences are attractive to a cross section of tenants, including empty nesters, millennials, and many other generations. Firm layouts cannot be finalized until after the building structure has been secured and cleaned out, so the square footages may vary a little.

Overall Project Plan

Once plans have been approved by the Town, Urban Villages PFA plans to redevelop the site as a mixed development with warehouse space, rooftop restaurant, brewery and residential units.

The project consists of a total of eleven buildings that will be redeveloped, consisting of roughly 179,000 square feet. The project proposes the construction of over 200 residential apartments. The proposed plan also includes the redevelopment of roughly 37,000 SF commercial tenant space, 6,000 SF will be used for a leasing office and mechanical/maintenance room. Indoor parking will be available for residents.

Urban Villages PFA is eager and excited to redevelop this site, bringing it back to a useful purpose and add to the fabric of Central New York.

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

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: UR-Ban Villages PFA, LLC

Applicant Address: 925 7th North Street, Liverpool, NY 13088

Phone: 315-457-1305

Fax: _____

Website: _____

E-mail: vittorio@pdm-llc.com

Federal ID#: 86-1861240

NAICS: 531190

State and Year of Incorporation/Organization: NYS 2021

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

What is the name of the Real Estate Holding Company: UR-Ban Villages PFA, LLC

Federal ID#: 86-1861240

State and Year of Incorporation/Organization: NYS 2020

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

Vittorio Pascarella, Florindo Pascarella, Vincent Pascarella Family Benefit Trust

B) Individual Completing Application:

Name: Sarah Stephens

Title: President, SS Funding and Procurement Resources, LLC

Address: 201 Croyden Road, Syracuse, NY 13224

Phone: 315-530-2502

Fax: _____

E-mail: sarah@ssfundingresources.com

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

Name: Vittorio Pascarella

Title: Member

Address: 925 7th North Street, Liverpool, NY 13088

Phone: 315-457-1305

Cell Phone: 315-256-6817

E-mail: vittorio@pdm-llc.com

D) Company Counsel:

Name of Attorney: Jeffrey Schiano

Firm Name: Schiano & Germano PC

Address: 114 N. Salina Street, Syracuse, NY 13202

Phone: (315) 410-7770

Cell Phone: 315-741-8021

E-mail: jeffrey@fsgsyracuse.com

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company

Others (please specify): _____

Year Established: 2020

State in which Organization is established: NYS

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

Name	% of ownership
<u>Vittorio Pascarella</u>	<u>33.33</u>
<u>Florindo Pascarella</u>	<u>33.34</u>
<u>Vincent Pascarella Family Benefit Trust</u>	<u>33.33</u>
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: 0

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐ Yes ☒ No

Section II: Project Information

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

Address: 100 Buckley Road

Legal Address (if different): _____

City: Liverpool

Village/Town: Salina

Zip Code: 13088

School District: Liverpool Central

Tax Map Parcel ID(s): 086.-01-15.2

Current Assessed Value: \$990,000

Sq. Footage of Existing Building: 179,000

Census Tract: _____

- B) Type (Check all that apply):

☐ New construction

☒ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☒ Renovation of existing facility

☐ LEED Certification

☒ Acquisition of existing facility/property

☐ Other:

☒ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	1,000,000	100	1,000,000
Site Work/Demo	2,054,755	100	2,054,755
Building Construction & Renovation	11,460,144	100	11,460,144
Furniture & Fixtures			
Equipment	350,000	100	350,000
Equipment Subject to NYS Production Sales Tax	0	0	0
Engineering/Architect	680,000	100	680,000
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	15,544,899		15,544,899

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

B) TOTAL Capital Costs

\$ 15,544,899

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

\$ 0

Sources of Funds for Project Costs:

- | | |
|---|----------------------|
| 1. Bank Financing | \$ <u>15,544,899</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>0</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ <u>0</u> |
| 4. Taxable Bond Issuance (if applicable) | \$ <u>0</u> |

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

\$ 0

-Identify each state and federal grant/credit:

\$ _____
\$ _____
\$ _____

6. Total Sources of Funds for Project Costs

\$ 15,544,899

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:	N/A
Estimate the number of construction jobs to be created by this Project:	80 est.
Estimate the average length of construction jobs to be created (months):	60 est.
Current annual payroll at facility:	0
Average annual growth rate of wages:	0
Please list, if any, benefits that will be available to either full and/or part time employees:	N/A
Average annual benefit paid by the company (\$ or % salary) per FTE job:	N/A
Average growth rate of benefit cost:	N/A
Amount or percent of wage employees pay for benefits:	N/A
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:	100%

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Real Estate Agent/Office staff	45,000	0	1	2			
Maintenance	45,000	0	2	2	1		
Job Creation Subtotal			3	4	1		

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): 1,088,875
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 116,587
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 1,163,592
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 15,544,899

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ 116,587

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:

\$ 14,544,899

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):

\$ 1,163,592

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 2/18/2021 (date).

Company: UR-ban Villages PFA, LLC

Representative for Contract: Vittorio Pascarella, Member

Address: 925 7th North Street City: Liverpool State: NY Zip: 13088

Phone: 315-457-1305 Email: vittorio@pdm-llc.com

Project Address: 100 Buckley Road City: Liverpool State: NY Zip: 13088

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

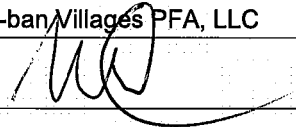
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company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

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

Name of Applicant Company

UR-ban Villages PFA, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Vittorio Pascarella, Member

Date: 2/18/2021

Section VIII: Employment Plan

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

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

☐ Yes

☒ No

If yes, name and location: _____

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

☒ Yes

☐ No

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

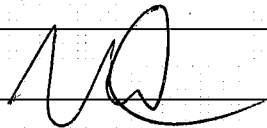
In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), UR-ban Villages PFA, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by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

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

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

Name of Applicant Company: UR-ban Villages PFA, LLC

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: Vittorio Pascarella, Member

Date: 2/18/2021

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

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

Section X: Representations, Certifications, and Indemnification

VITTORIO PASCAROLA (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the MEMBER (title) of DM ESTATES OCEAN VILLAGES LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

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

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

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

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

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

Name of Applicant Company

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Date: April 23, 2021

VITTORIO PASCARELLA, MEMBER
[Signature]
URBAN VILLAGES PFA, LLC

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

VITTORIO PASCARELLA, being first duly sworn, deposes and says:

1. That I am the MEMBER (Corporate Officer) of URBAN VILLAGES PFA (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 8TH day of APRIL, 2021.

(Notary Public)

MICHAEL E. SHANNON
Notary Public, State of New York
No. 02SH6089545
Qualified in Onondaga County
Commission Expires April 29, 2023

End of Application

Rev 1-9-20

Urban Villages

BREAKDOWN of Units by BUILDING

	Building 1	Building 2	Building 3A	Building 3B	Building 4a	Building 4b	Building 4c	Building 5	Building 6	Building 7	Building 8	Building N1	Building N2
Est Construction	\$2,235,460.00	4,092,428.00	2,369,518.00	2,762,738.00	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)	Anticipated (ft²)
Finished (ft²)	22,432	43,807	15,191	17,413	0	26,656	5,722	56,570	6,715	6,500	6,500	40,000	40,000
Unfinished (ft²)**	7,558	12,844	12,929	17,413	16,500	9,730	2,901	27,245					
1 Bedrooms	18	25	9	20									
Average ft²	855	831	859	691	FINAL SIZE	FINAL SIZE	FINAL SIZE	FINAL SIZE	FINAL SIZE	FINAL SIZE	FINAL SIZE	FINAL SIZE	FINAL SIZE
Max ft²	1,080	1,008	1,560	855	&	&	&	&	&	&	&	&	&
Min ft² (Studio)	545	510	616	616	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE	FINAL SCOPE
2 Bedrooms	3	10	3	0	YET	YET	YET	YET	YET	YET	YET	YET	YET
Average ft²	1,272	1,174	650	--	TO	TO	TO	TO	TO	TO	TO	TO	TO
Max ft²	1,299	1,301	667	0	BE	BE	BE	BE	BE	BE	BE	BE	BE
Min ft²	1,223	1,113	616	0	DETERMINED	DETERMINED	DETERMINED	DETERMINED	DETERMINED	DETERMINED	DETERMINED	DETERMINED	DETERMINED
Loft / Commercial*		11	0	0									
Average ft²		343	--	--									
Max ft²		621	0	0									
Min ft²		286	0	0									
Total(s) Units	21	35	12	20	INTENDED	INTENDED	INTENDED	INTENDED	INTENDED	INTENDED	INTENDED	INTENDED	INTENDED
Average ft²	915	929	807	691	USE	USE	USE	USE	USE	USE	USE	USE	USE
Primary Usage	Apartments	Apartments	Apartments	Apartments	Parking	Apartments	Apartments	Apartments	Common	Brewery	Parking	Mixed Use	Apartments
	Phase 1	Phase 1	Phase 1	Phase 1	Phase 2	Phase 2	Phase 2	Phase 3	Phase 2	Phase 3	Phase 2	Phase 3	Phase 3

*Not Included In Total Unit Counts

**Typically Indicates Indoor or Covered Parking



 URBAN Villages
 FEASIBILITY REPORT
 100 BUCKLEY ROAD, TOWN OF
 SALINA, NEW YORK 13088

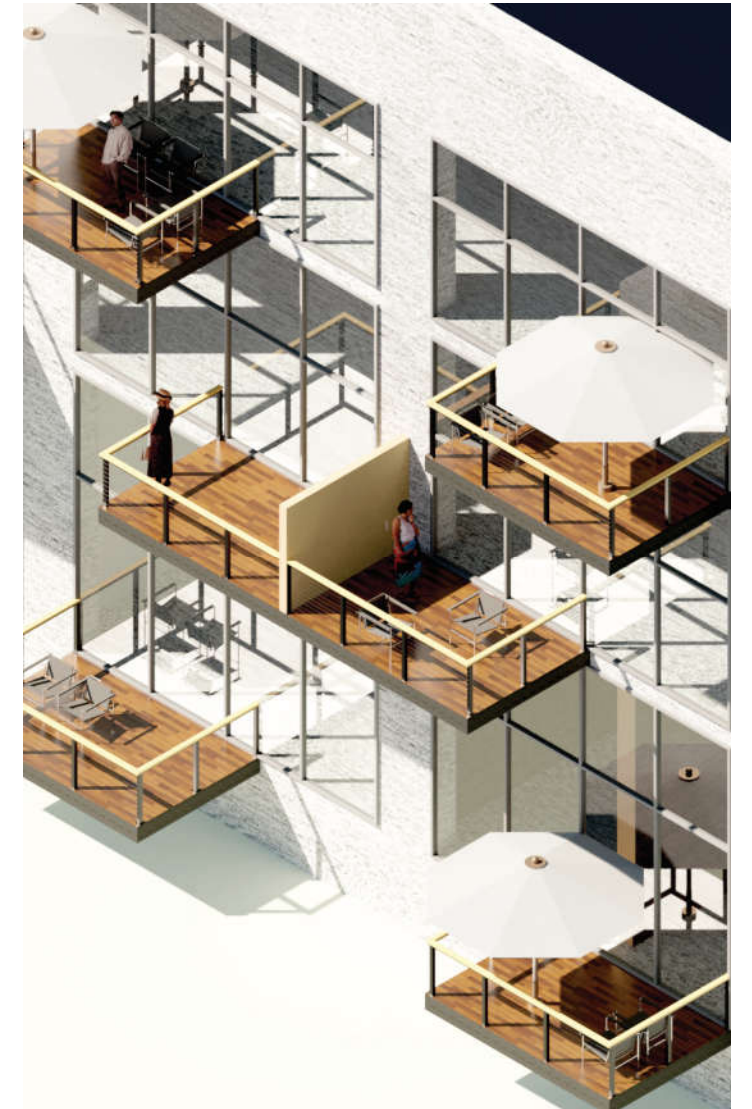
BROUGHT TO YOU BY:





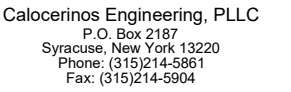
the Urban Villages

100 BUCKLEY ROAD, TOWN OF SALINA, NEW YORK









Urban VILLAGES
100 Buckley Road
Liverpool, New York 13088
Tax Parcel ID #086.-01-15.2

For:

Urban Villages PFA, LLC
925 Seventh North Street
Liverpool, New York 13088

Town of Salina,
Onondaga County, New York

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	1039.002	
DATE:	12.10.2020	
DRAWN BY:	MPD	
DESIGNED BY:	S. CALOCERINOS, P.E.	
CHECKED BY:	S. CALOCERINOS, P.E.	

NO ALTERATION PERMITTED HERON EXCEPT AS
PROVIDED UNDER SECTION 7209 SUBDIVISION 2
OF THE NEW YORK STATE EDUCATION LAW

CIVIL

CONCEPT PLAN

1 OF 1



<u>SITE DATA</u>		
<u>APPLICANT:</u> UR-BAN VILLAGES PFA, LLC 925 SEVENTH NORTH STREET LIVERPOOL, NEW YORK 13088		<u>OWNER:</u> SYRACUSE HOLDINGS, LLC 83 LAMAY CRES SCARBOROUGH, ONTARIO M1X 1J4 CANADA
<u>AREA:</u>	PARCEL #086-01-15-2 PARCEL #001-2-02-23.0	11.50+AC (TOWN OF SALINA) 1.54+ AC (CITY OF SYRACUSE)
	TOTAL AREA	13.04+ AC
<u>ZONE:</u>	086-01-15-2 (SALINA) 001-2-02-23.0 (SYRACUSE)	I-1, INDUSTRIAL w/ REPURPOSING & REUSE OVERLAY DISTRICT IA, INDUSTRIAL
<u>BUK AREA REGULATIONS:</u>		
<u>LOT</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM AREA:	20,000 SF	568,291 SF
MINIMUM WIDTH:	100'	977.20' ±
MINIMUM DEPTH:	N/A	802.69' ±
COVERAGE, MAXIMUM (BUILDING)	50%	138,800 SF (24.4%, EXISTING) 33,600 SF (5.9%, NEW) 172,400 SF (30.3% TOTAL)
<u>YARD</u>		
FRONT YARD	50'	15.24' (MIN, EX BLDG 3A)
SIDE YARD	20'	47' ±
REAR YARD	20'	29' MIN.
<u>STRUCTURE REQUIREMENTS</u>		
HEIGHT, MAXIMUM	45'	53' ± (EX BLDG 2)
<u>PARKING:</u>		
DIVISIONS:		
AISLES	20' (MIN)	20' MIN.
PARKING STALL	9' x 19' (MIN)	9' x 19'
LOADING SPACE	15' x 50'	NA
SPACES REQUIRED		
RESIDENTIAL (2/DU)	500	190 (EXTERIOR)
RESTAURANT (1 / 80 SF GFA)	500	51 (EXTERIOR "IN-RESERVE") 329 (INDOOR)
TOTAL	550	570 (519 + 51 IN RESERVE)
OTHER USES ALLOWED		REFER TO §235-31

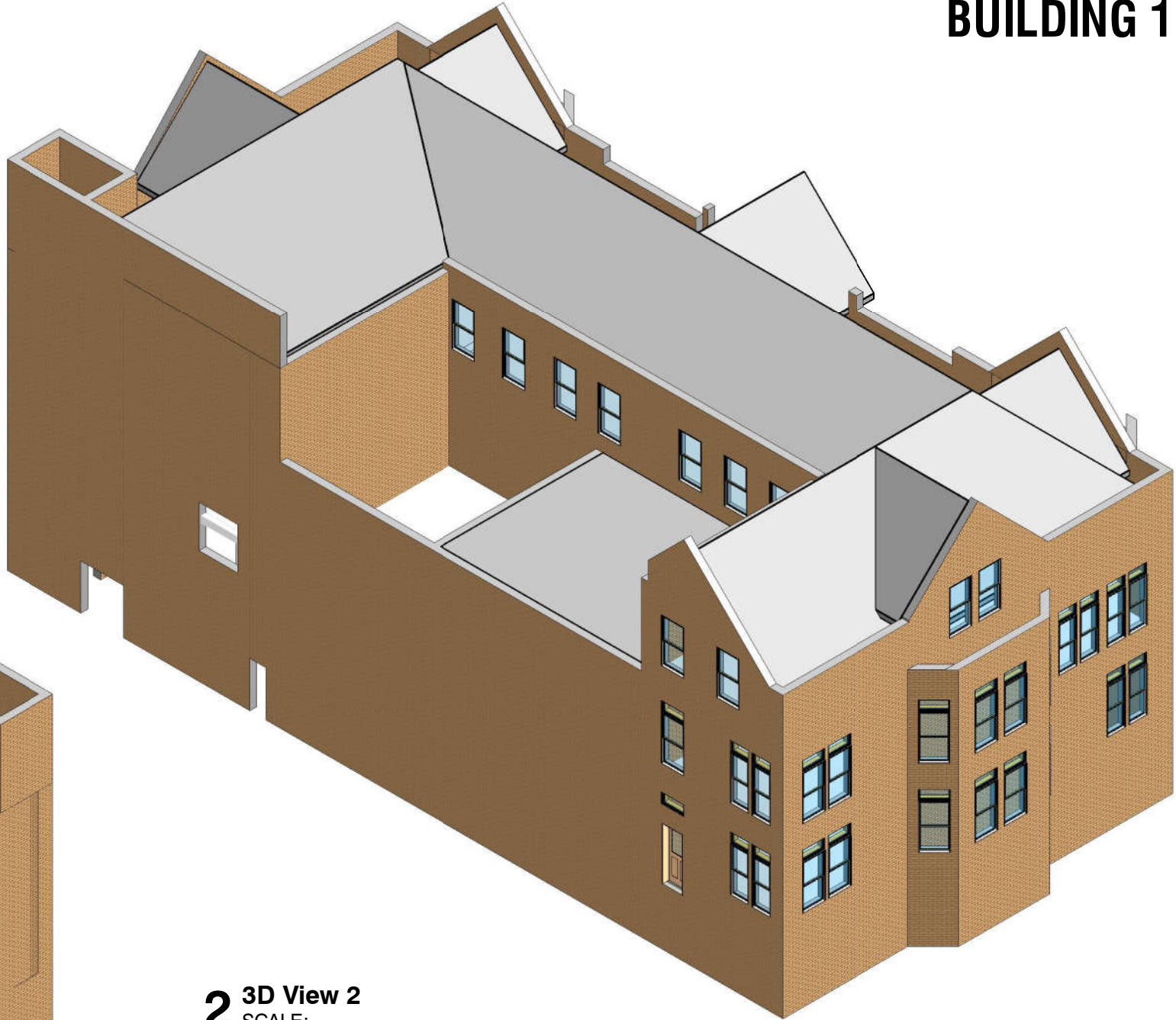




BUILDING 1



1 3D View 1
SCALE:



2 3D View 2
SCALE:



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
EXISTING 3D VIEWS

PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: ML	DATE:	PROJECT NO.: 2201710
-----------------	-------	-------------------------

DRAWING NUMBER: EXG 3D

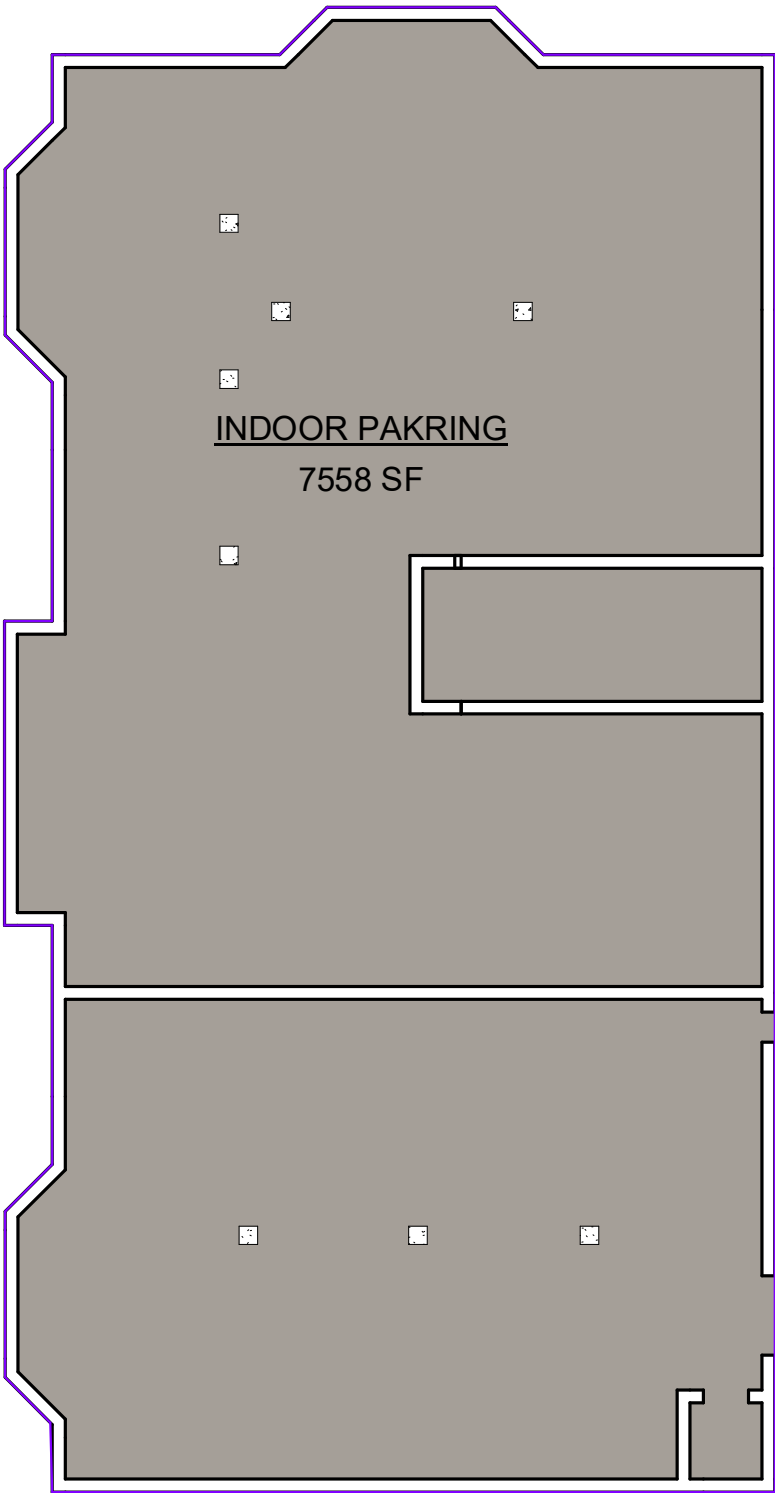
BUILDING 1

APARTMENT UNITS: 14

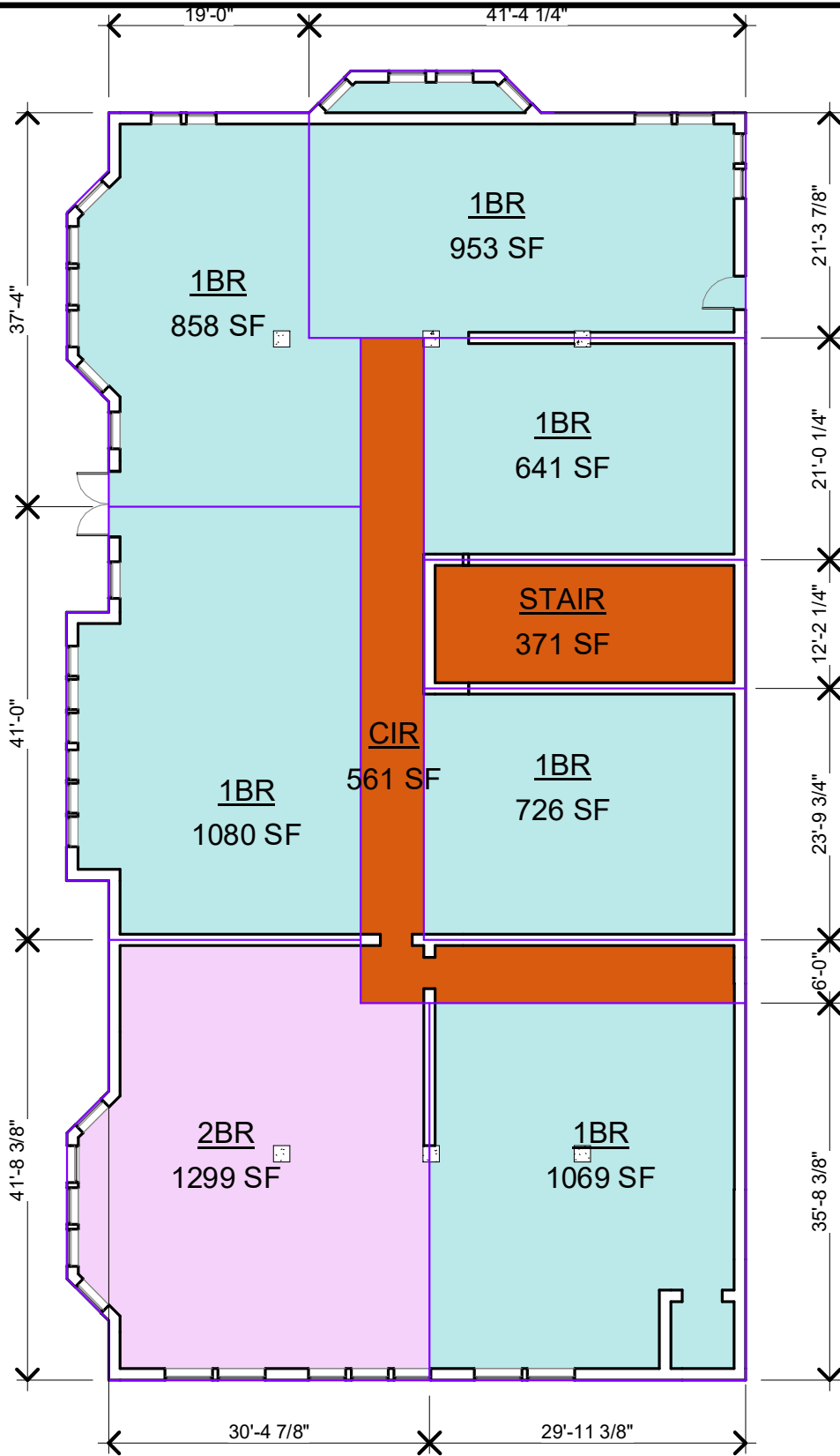
PARKING:

OUTDOOR PARKING: 14
UNDERGROUND PARKING: 14

PROPOSED 1ST FLOOR		
LEVEL	UNIT TYPE	AREA
1ST FLOOR PLAN	CIR	561 SF
1ST FLOOR PLAN	1BR	953 SF
1ST FLOOR PLAN	1BR	641 SF
1ST FLOOR PLAN	STAIR	371 SF
1ST FLOOR PLAN	1BR	726 SF
1ST FLOOR PLAN	1BR	1080 SF
1ST FLOOR PLAN	1BR	858 SF
1ST FLOOR PLAN	2BR	1299 SF
1ST FLOOR PLAN	1BR	1069 SF
Grand total: 9		7558 SF



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



2 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



LaBella
Powered by partnership.

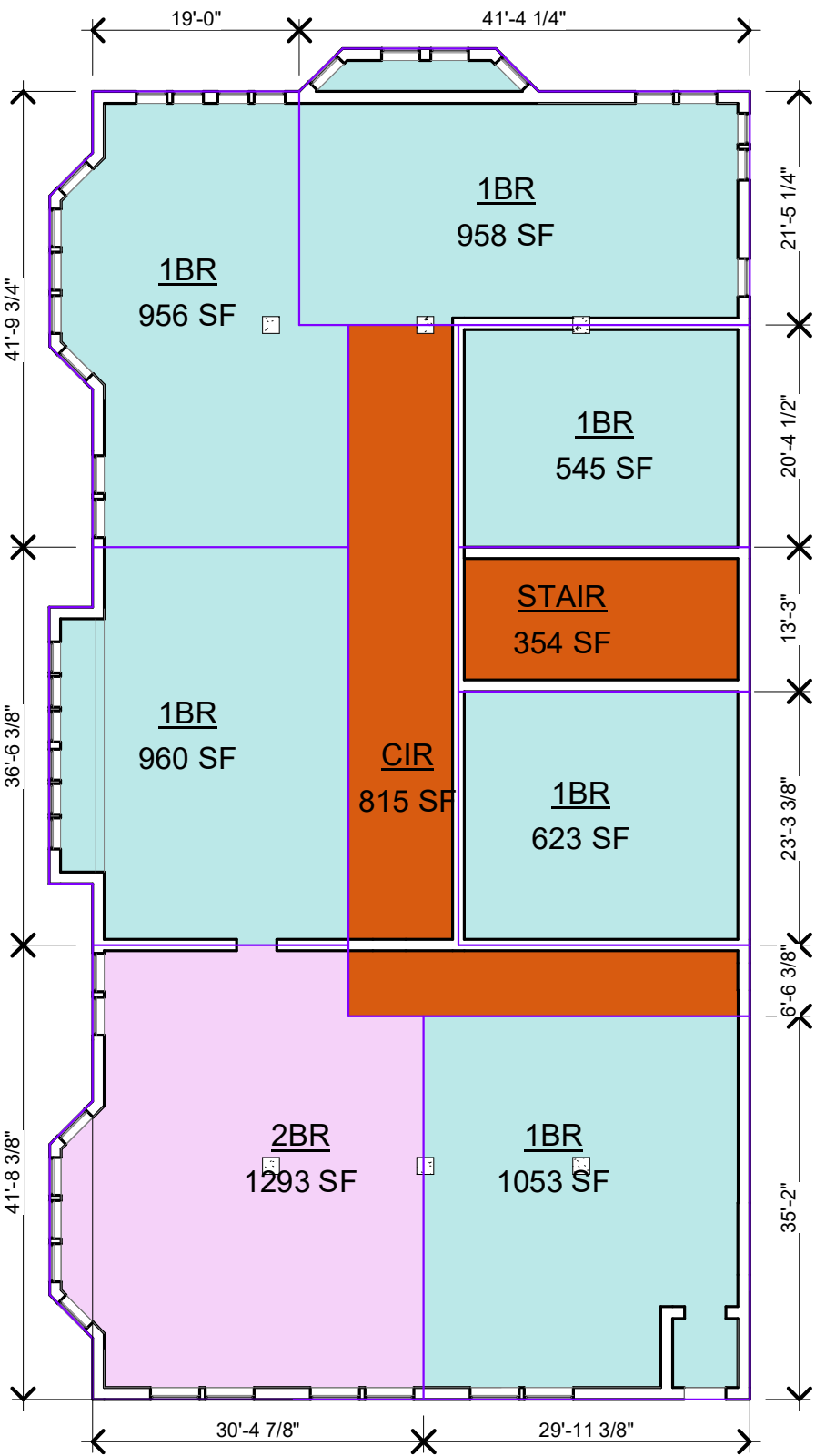
316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.				ISSUED FOR:	
DRAWING NAME:		DRAWN BY:		DATE:	PROJECT NO.:
PROPOSED PLAN DIAGRAM		ML			2201710
PROJECT NAME:		DRAWING NUMBER:			
Urban Villages TOWN OF SALINA, NEW YORK				A1.0	

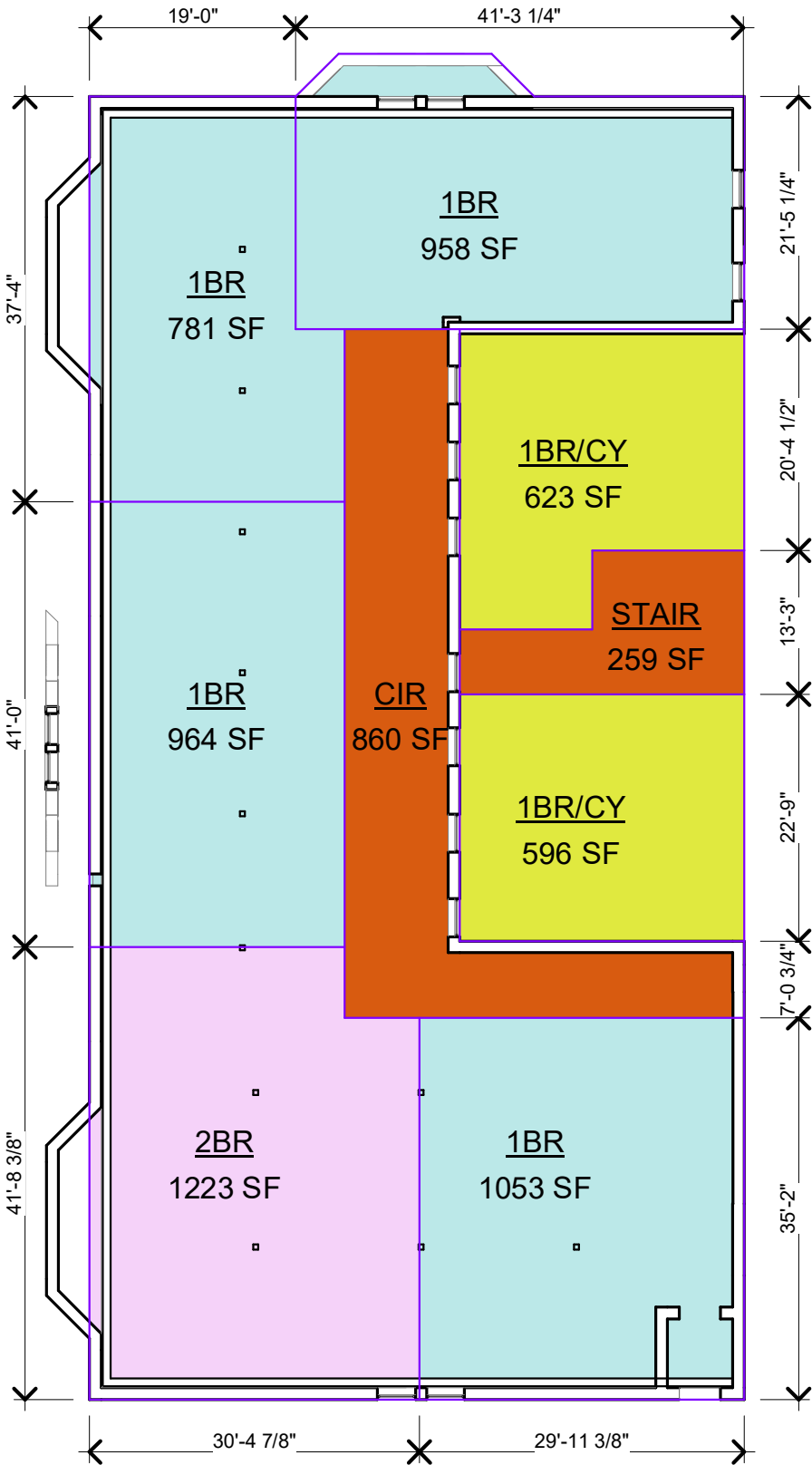
BUILDING 1

2ND FLOOR		
LEVEL	UNIT TYPE	AREA
2ND FLOOR	1BR	956 SF
2ND FLOOR	2BR	1293 SF
2ND FLOOR	1BR	1053 SF
2ND FLOOR	1BR	623 SF
2ND FLOOR	STAIR	354 SF
2ND FLOOR	1BR	545 SF
2ND FLOOR	CIR	815 SF
2ND FLOOR	1BR	958 SF
2ND FLOOR	1BR	960 SF
Grand total: 9		7558 SF

PROPOSED ATTIC FLOOR		
LEVEL	UNIT TYPE	AREA
ATTIC FLOOR	1BR	781 SF
ATTIC FLOOR	1BR	958 SF
ATTIC FLOOR	1BR	964 SF
ATTIC FLOOR	2BR	1223 SF
ATTIC FLOOR	1BR	1053 SF
ATTIC FLOOR	CIR	860 SF
ATTIC FLOOR	STAIR	259 SF
ATTIC FLOOR	1BR/CY	596 SF
ATTIC FLOOR	1BR/CY	623 SF
Grand total: 9		7316 SF



1 2ND FLOOR
SCALE: 1/16" = 1'-0"



2 ATTIC FLOOR
SCALE: 1/16" = 1'-0"



LaBella
Powered by partnership.

316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.			ISSUED FOR:		
DRAWING NAME: PROPOSED PLAN DIAGRAM			DRAWN BY: Author	DATE:	PROJECT NO.: 2201710
PROJECT NAME: Urban Villages TOWN OF SALINA, NEW YORK			DRAWING NUMBER: A1.1		



1 PROPOSED 3D VIEW
SCALE:



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

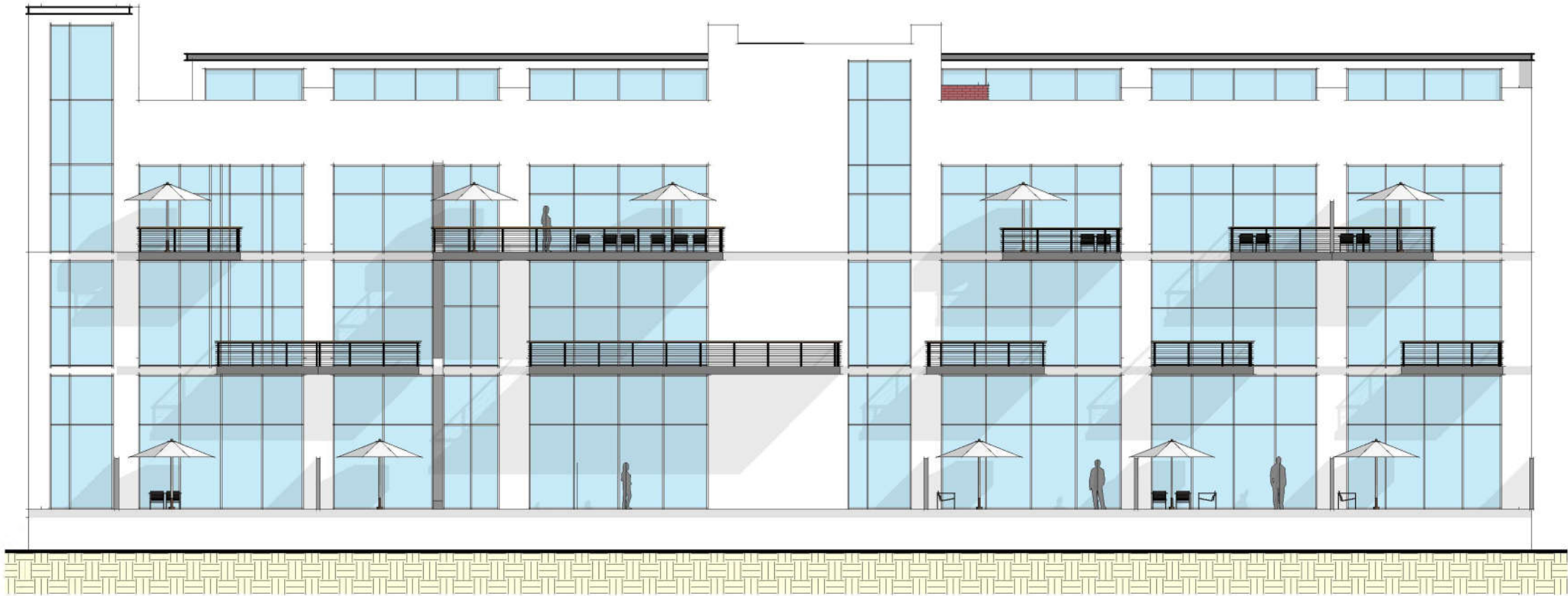
DRAWING NAME: **PROPOSED 3D**

PROJECT NAME: **Urban Villages**
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: Author	DATE:	PROJECT NO.: 2201710
---------------------	-------	-------------------------

DRAWING NUMBER: SD1.3



1 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

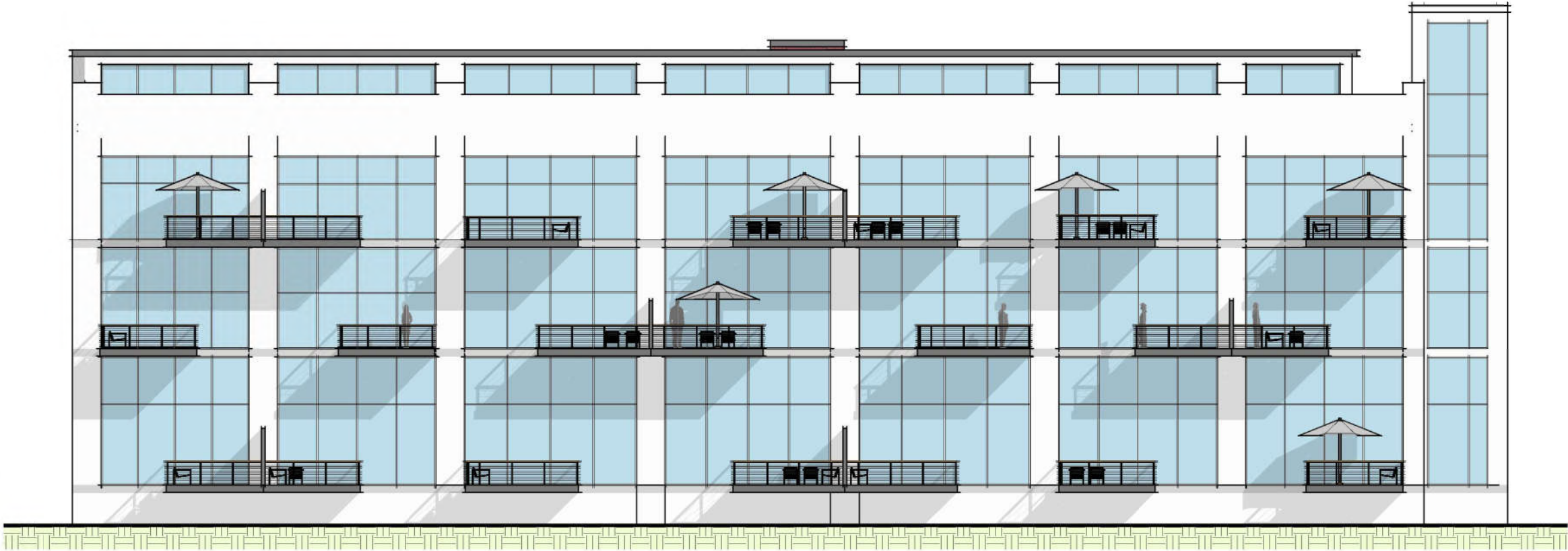
DRAWING NAME:
PROPOSED ELEVATION

PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: Author
DATE:
PROJECT NO.: 2201710

DRAWING NUMBER:
SD1.1



1 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
PROPOSED ELEVATION

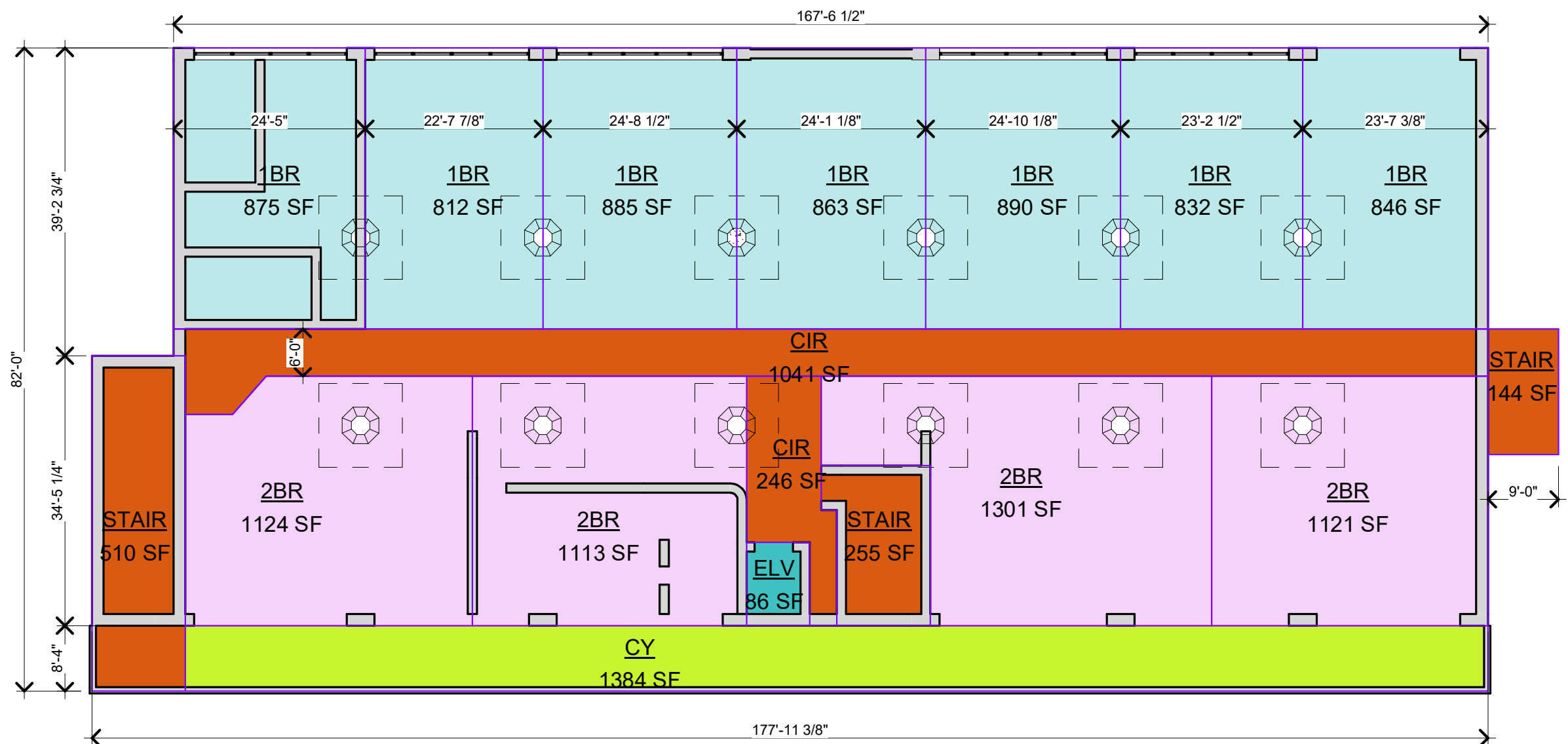
PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: Author	DATE:	PROJECT NO.: 2201710
---------------------	-------	-------------------------

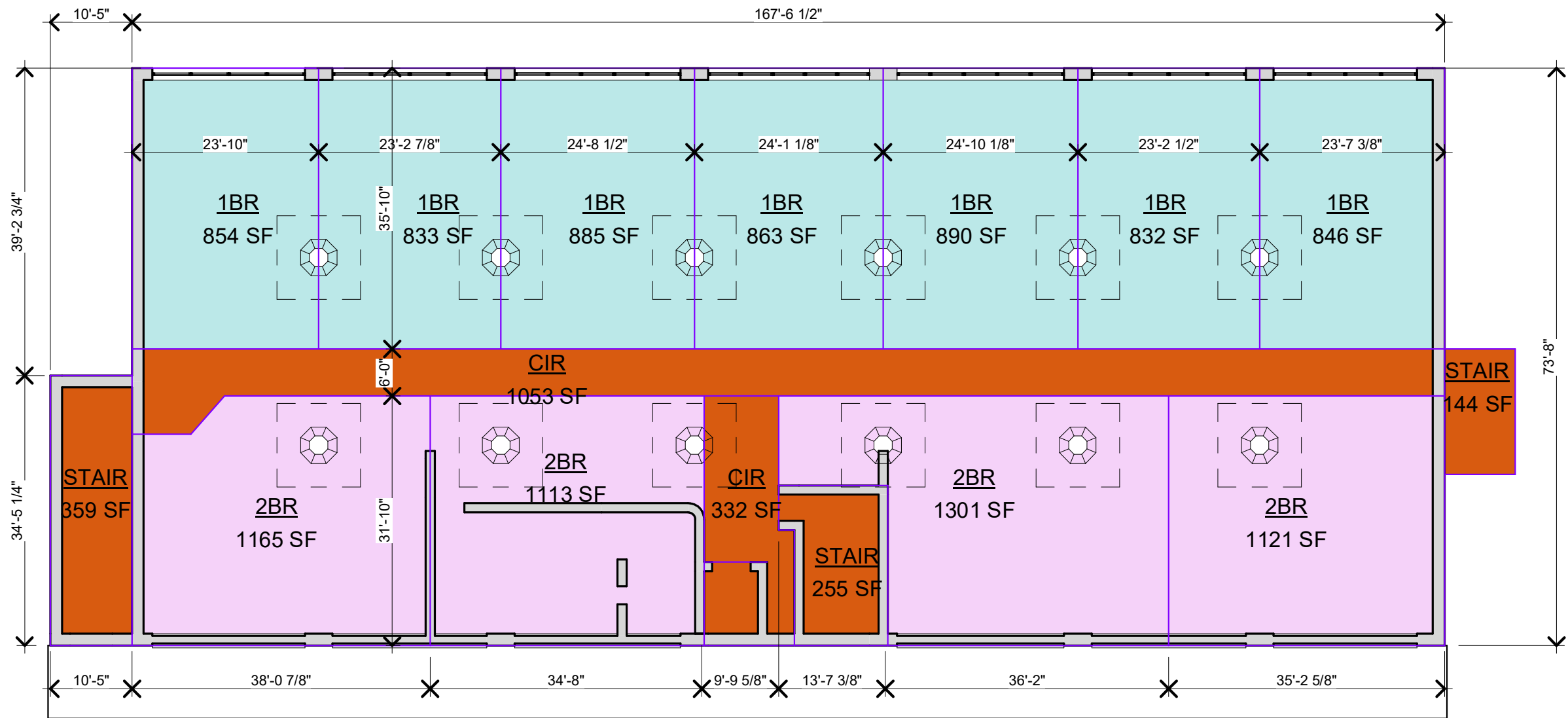
DRAWING NUMBER: SD1.0

BUILDING 2



PROPOSED 1ST FLOOR		
LEVEL	UNIT TYPE	AREA
1ST FLOOR PLAN	STAIR	510 SF
1ST FLOOR PLAN	1BR	875 SF
1ST FLOOR PLAN	1BR	812 SF
1ST FLOOR PLAN	1BR	885 SF
1ST FLOOR PLAN	1BR	863 SF
1ST FLOOR PLAN	1BR	890 SF
1ST FLOOR PLAN	1BR	832 SF
1ST FLOOR PLAN	1BR	846 SF
1ST FLOOR PLAN	2BR	1124 SF
1ST FLOOR PLAN	2BR	1113 SF
1ST FLOOR PLAN	STAIR	255 SF
1ST FLOOR PLAN	ELV	86 SF
1ST FLOOR PLAN	2BR	1301 SF
1ST FLOOR PLAN	2BR	1121 SF
1ST FLOOR PLAN	CIR	1041 SF
1ST FLOOR PLAN	CIR	246 SF
1ST FLOOR PLAN	CY	1384 SF
1ST FLOOR PLAN	STAIR	144 SF
Grand total: 18		14327 S

1 PROPOSED 1ST FLOOR PLAN



PROPOSED SECOND FLOOR

LEVEL	UNIT TYPE	AREA
2ND FLOOR	1BR	854 SF
2ND FLOOR	1BR	833 SF
2ND FLOOR	1BR	885 SF
2ND FLOOR	1BR	863 SF
2ND FLOOR	1BR	890 SF
2ND FLOOR	1BR	832 SF
2ND FLOOR	1BR	846 SF
2ND FLOOR	2BR	1165 SF
2ND FLOOR	2BR	1113 SF
2ND FLOOR	CIR	332 SF
2ND FLOOR	2BR	1301 SF
2ND FLOOR	2BR	1121 SF
2ND FLOOR	STAIR	255 SF
2ND FLOOR	STAIR	359 SF
2ND FLOOR	CIR	1053 SF
2ND FLOOR	STAIR	144 SF

Grand total: 16 12844 SF

1 PROPOSED 2ND FLOOR
SCALE: 1/16" = 1'-0"



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
PROPOSED PLAN DIAGRAM

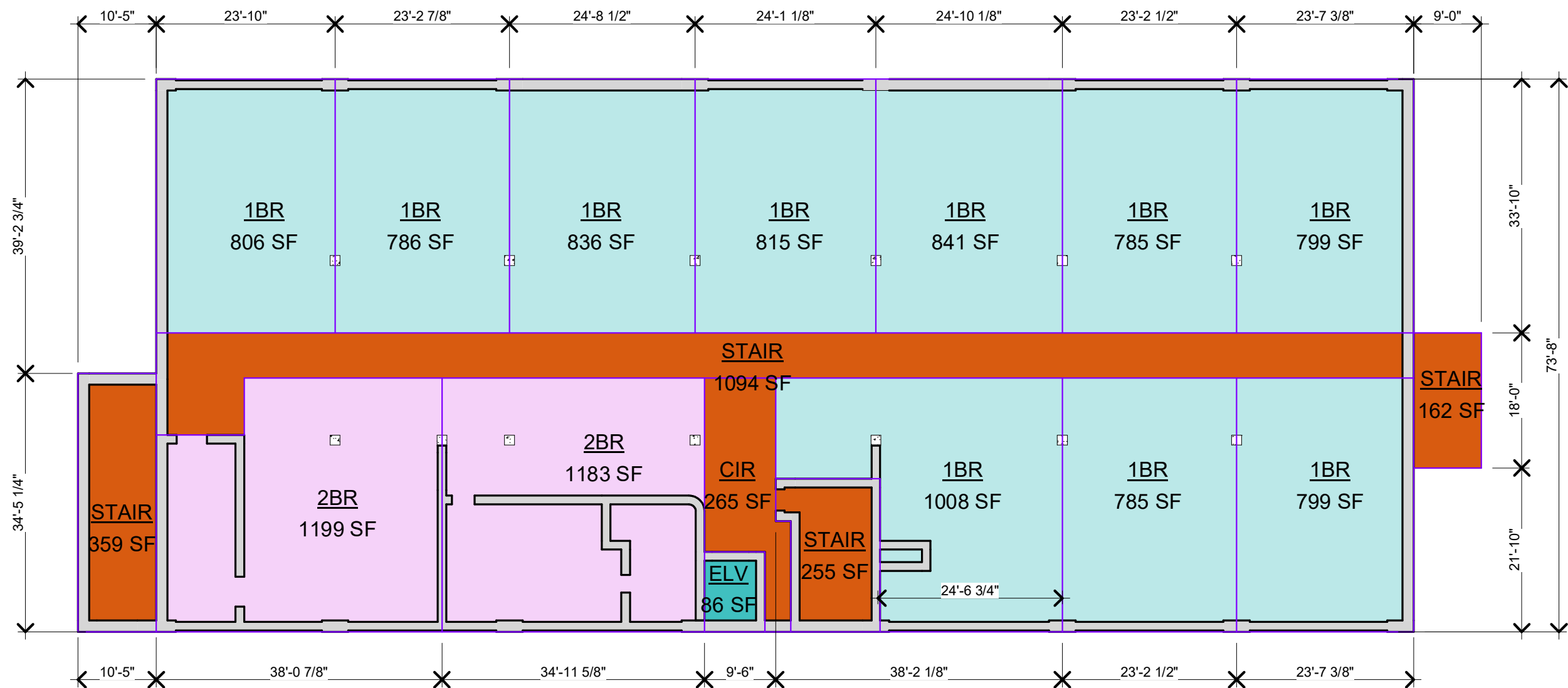
PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: ML
DATE:
PROJECT NO.: 2201710

DRAWING NUMBER:
A1.1

BUILDING 2



3RD FLOOR		
LEVEL	UNIT TYPE	AREA
3RD FLOOR	1BR	806 SF
3RD FLOOR	1BR	786 SF
3RD FLOOR	1BR	836 SF
3RD FLOOR	1BR	815 SF
3RD FLOOR	1BR	841 SF
3RD FLOOR	1BR	785 SF
3RD FLOOR	1BR	799 SF
3RD FLOOR	1BR	799 SF
3RD FLOOR	1BR	785 SF
3RD FLOOR	1BR	1008 SF
3RD FLOOR	2BR	1183 SF
3RD FLOOR	2BR	1199 SF
3RD FLOOR	STAIR	162 SF
3RD FLOOR	STAIR	1094 SF
3RD FLOOR	CIR	265 SF
3RD FLOOR	STAIR	255 SF
3RD FLOOR	ELV	86 SF
3RD FLOOR	STAIR	359 SF
Grand total: 18		12862 SF

1 PROPOSED 3RD FLOOR
SCALE: 1/16" = 1'-0"



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

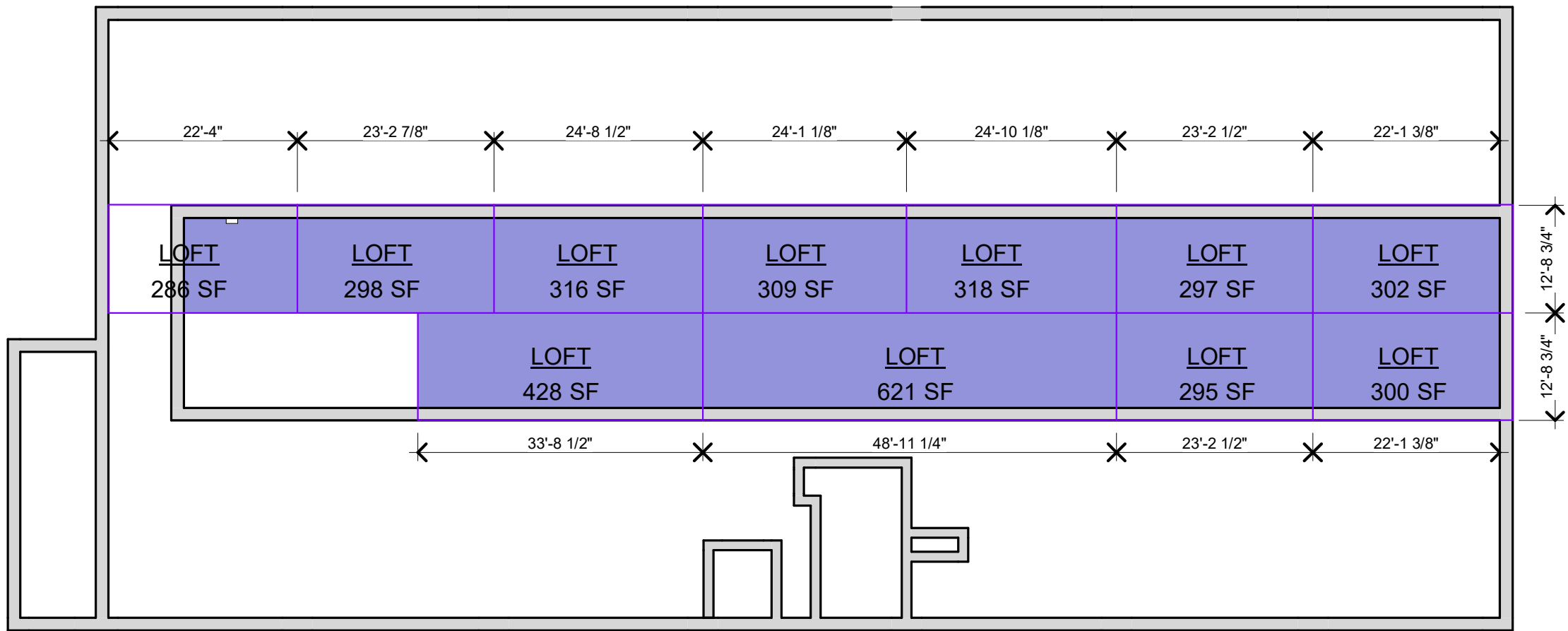
DRAWING NAME:
PROPOSED PLAN DIAGRAM

PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: ML
DATE:
PROJECT NO.: 2201710

DRAWING NUMBER:
A1.2



LOFT		
LEVEL	UNIT TYPE	AREA
CLEAR STORY	LOFT	286 SF
CLEAR STORY	LOFT	298 SF
CLEAR STORY	LOFT	316 SF
CLEAR STORY	LOFT	309 SF
CLEAR STORY	LOFT	318 SF
CLEAR STORY	LOFT	297 SF
CLEAR STORY	LOFT	302 SF
CLEAR STORY	LOFT	300 SF
CLEAR STORY	LOFT	295 SF
CLEAR STORY	LOFT	621 SF
CLEAR STORY	LOFT	428 SF
Grand total: 11		3770 SF

1 PROPOSED LOFT PLAN
SCALE: 1/16" = 1'-0"



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
PROPOSED PLAN DIAGRAM

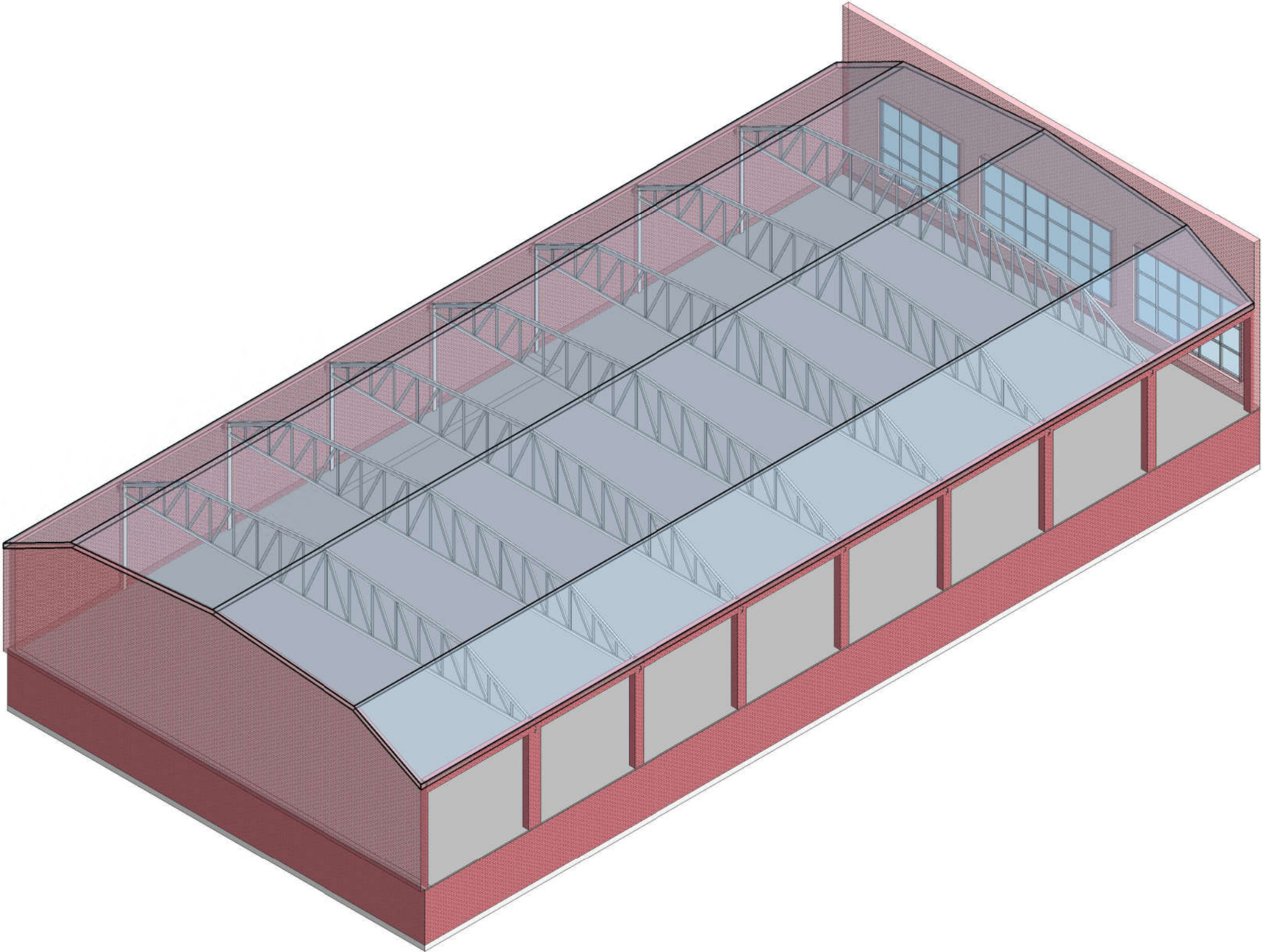
PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: Author
DATE:
PROJECT NO.: 2201710

DRAWING NUMBER:
A1.3

BUILDING 3A



1 EXISITNG 3D
SCALE:

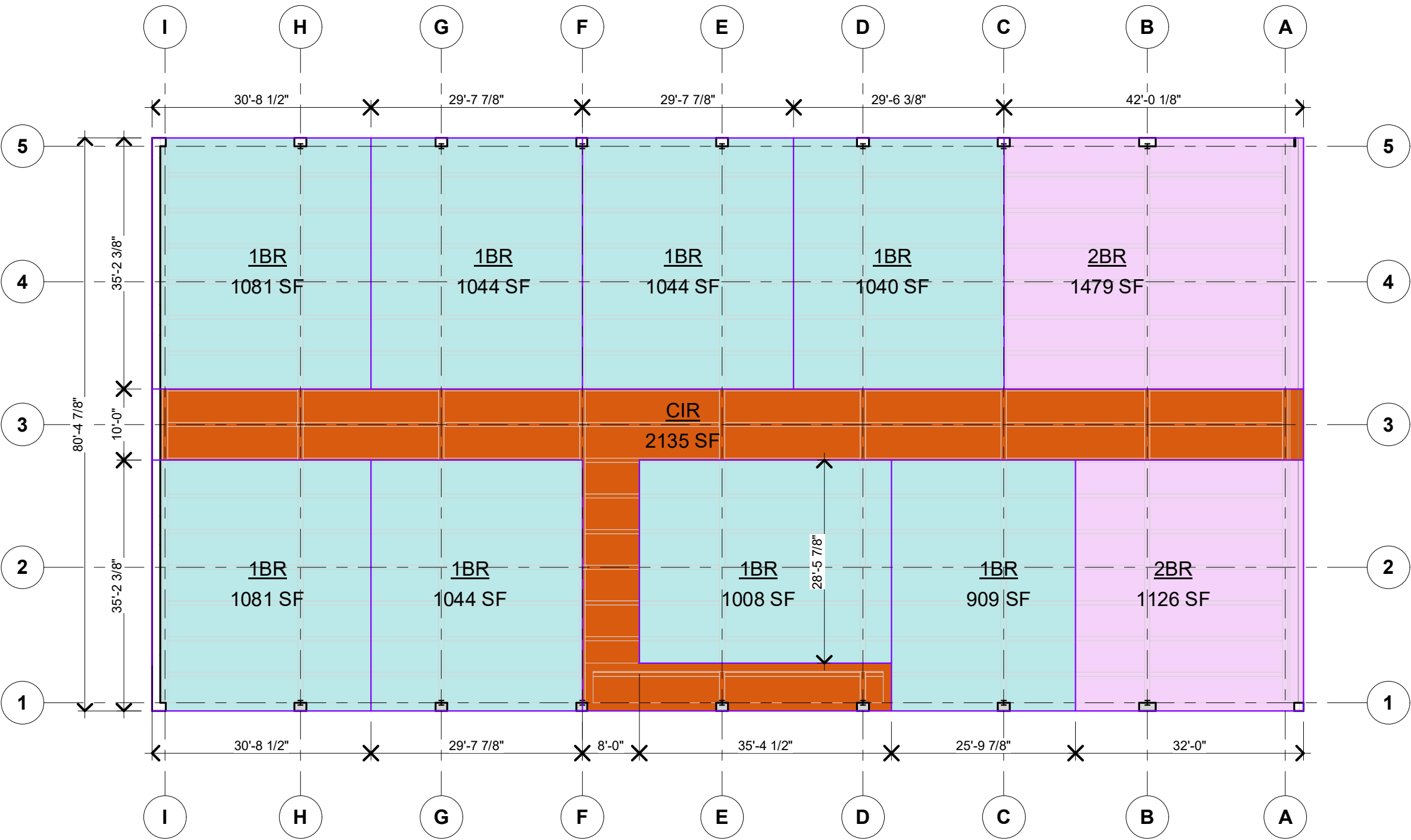


LaBella
Powered by partnership.

316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.			ISSUED FOR:		
DRAWING NAME:		EXISTING 3D VIEW		DRAWN BY:	PROJECT NO.:
PROJECT NAME:		Urban Villages TOWN OF SALINA, NEW YORK		Author	2201710
			DRAWING NUMBER:		
			EXG3D		

BUILDING 3A



PROPOSED 1ST FLOOR		
LEVEL	UNIT TYPE	AREA
Basement	UNDERGROUND PARKING	12929 SF
1ST FLOOR PLAN	1BR	1081 SF
1ST FLOOR PLAN	1BR	1044 SF
1ST FLOOR PLAN	1BR	1044 SF
1ST FLOOR PLAN	1BR	1040 SF
1ST FLOOR PLAN	2BR	1479 SF
1ST FLOOR PLAN	1BR	1081 SF
1ST FLOOR PLAN	1BR	1044 SF
1ST FLOOR PLAN	1BR	1008 SF
Not Placed	1BR	Not Placed
Not Placed	2BR	Not Placed
1ST FLOOR PLAN	CIR	2135 SF
1ST FLOOR PLAN	1BR	909 SF
1ST FLOOR PLAN	2BR	1126 SF
Grand total: 14		25920 SF

1 PROPOSED FLOOR PLAN
SCALE: 1/16" = 1'-0"



LaBella
Powered by partnership.

316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
PROPOSED PLAN DIAGRAM

PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

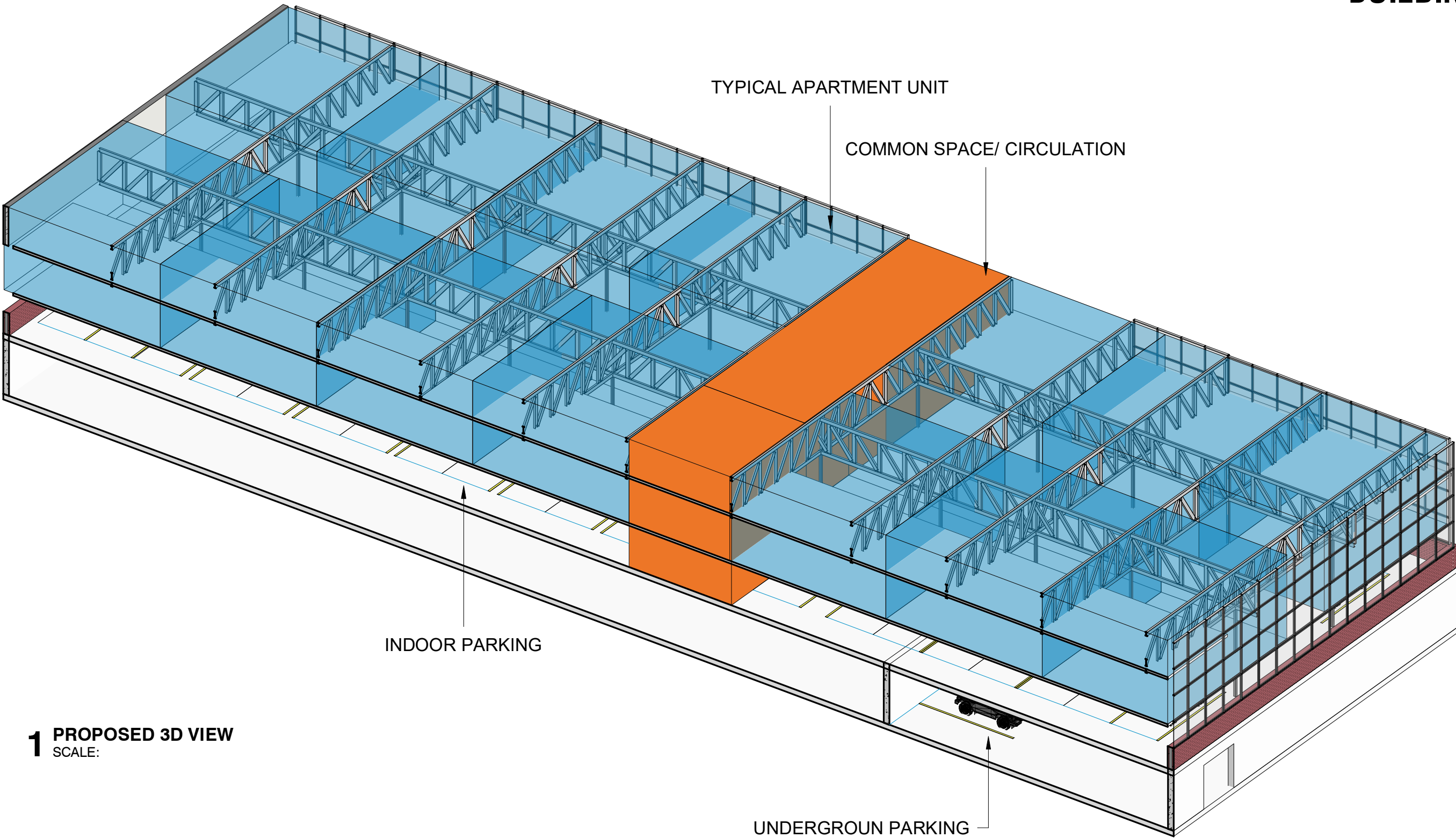
ISSUED FOR:

DRAWN BY:
ML

DATE:

PROJECT NO.:
2201710

DRAWING NUMBER:
A1.1



1 PROPOSED 3D VIEW
SCALE:

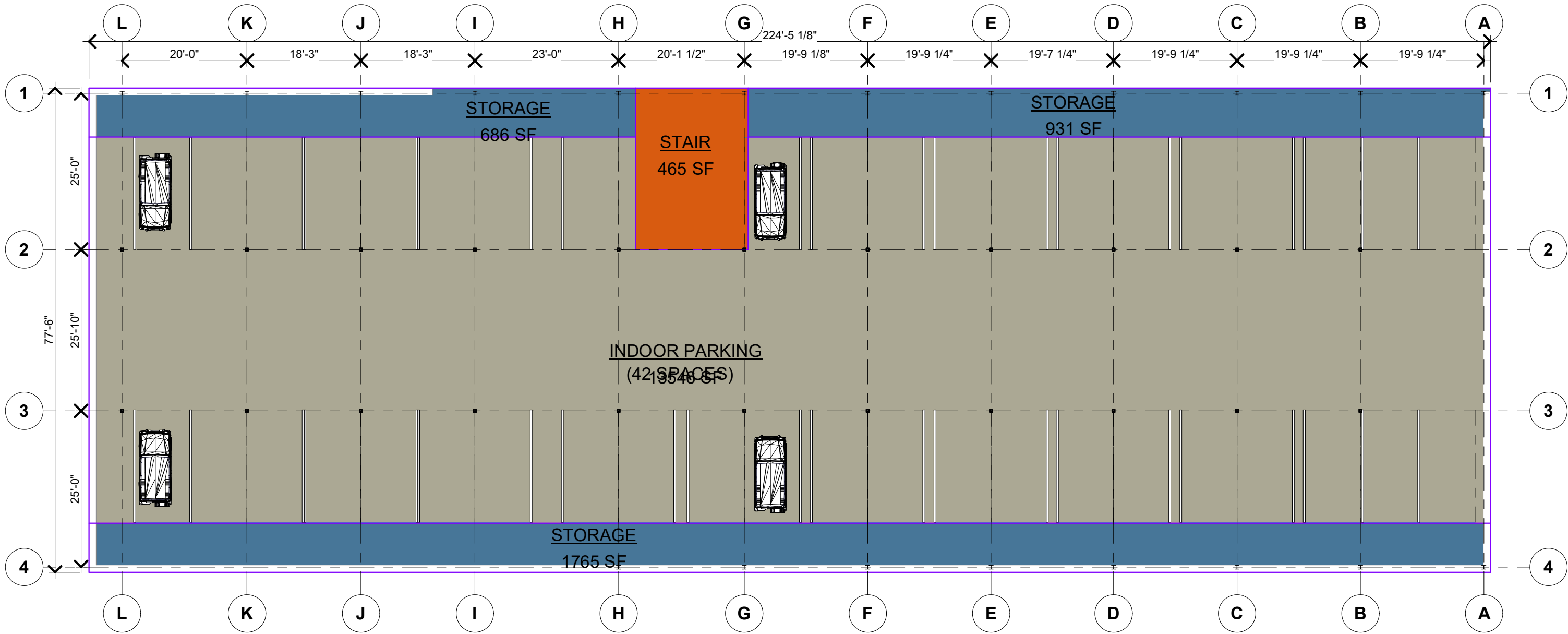


LaBella
Powered by partnership.

316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.			ISSUED FOR:		
DRAWING NAME: PROPOSED 3D VIEW			DRAWN BY: ML	DATE:	PROJECT NO.: 2201710
PROJECT NAME: Urban Villages TOWN OF SALINA, NEW YORK			DRAWING NUMBER: A3D		

BUILDING 3B



1 PROPOSED 1ST FLOOR
SCALE: 1/16" = 1'-0"



316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
PROPOSED PLAN DIAGRAM

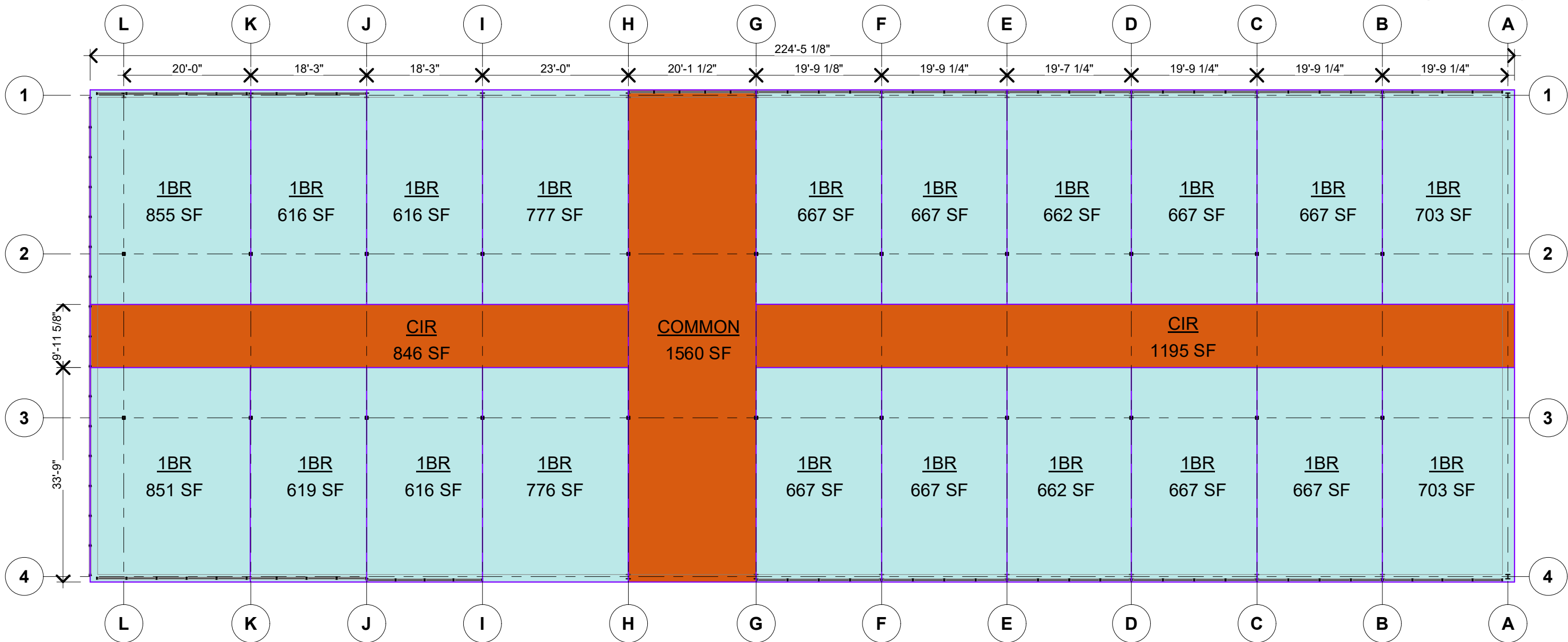
PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

ISSUED FOR:

DRAWN BY: ML
DATE:
PROJECT NO.: 2201710

DRAWING NUMBER:
A1.0

BUILDING 3B



1 PROPOSED 2ND FLOOR
SCALE: 1/16" = 1'-0"

PROPOSED 2ND FLOOR		
LEVEL	UNIT TYPE	AREA
2ND FLOOR	COMMON	1560 SF
2ND FLOOR	CIR	1195 SF
2ND FLOOR	CIR	846 SF
2ND FLOOR	1BR	855 SF
2ND FLOOR	1BR	616 SF
2ND FLOOR	1BR	616 SF
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	662 SF

PROPOSED 2ND FLOOR		
LEVEL	UNIT TYPE	AREA
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	703 SF
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	616 SF
2ND FLOOR	1BR	616 SF
2ND FLOOR	1BR	851 SF
2ND FLOOR	1BR	619 SF
2ND FLOOR	1BR	777 SF

PROPOSED 2ND FLOOR		
LEVEL	UNIT TYPE	AREA
2ND FLOOR	1BR	776 SF
2ND FLOOR	1BR	662 SF
2ND FLOOR	1BR	667 SF
2ND FLOOR	1BR	703 SF

PROPOSED 2ND FLOOR		
LEVEL	UNIT TYPE	AREA
2ND FLOOR	1BR	667 SF
Grand total: 23		17393 SF



LaBella
Powered by partnership.

316 S. Clinton Street, 2nd Floor
Syracuse, NY 13202
315-766-1128
labellapc.com

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

DRAWING NAME:
PROPOSED PLAN DIAGRAM

PROJECT NAME:
Urban Villages
TOWN OF SALINA, NEW YORK

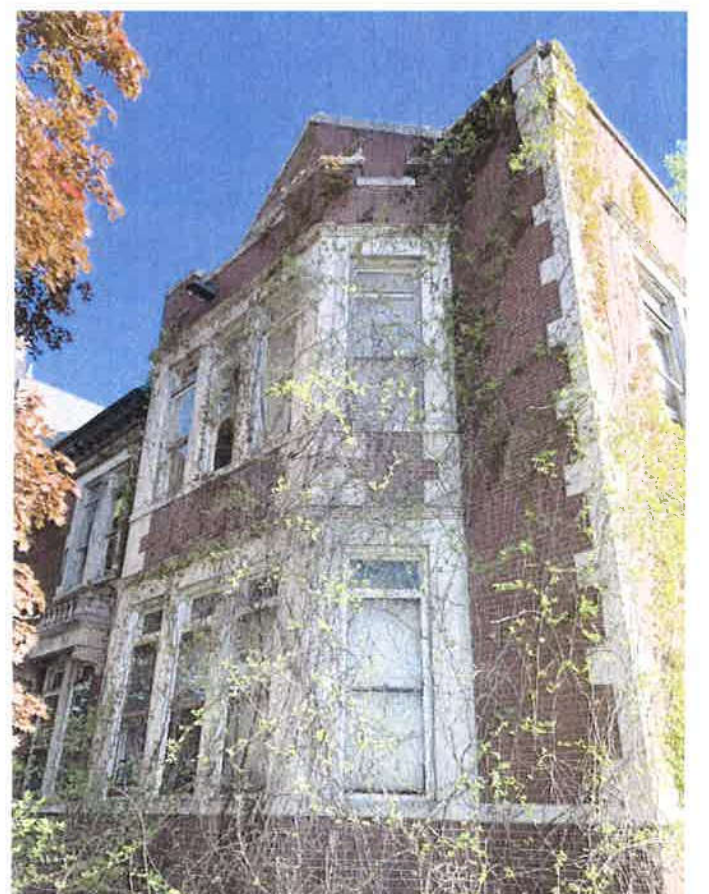
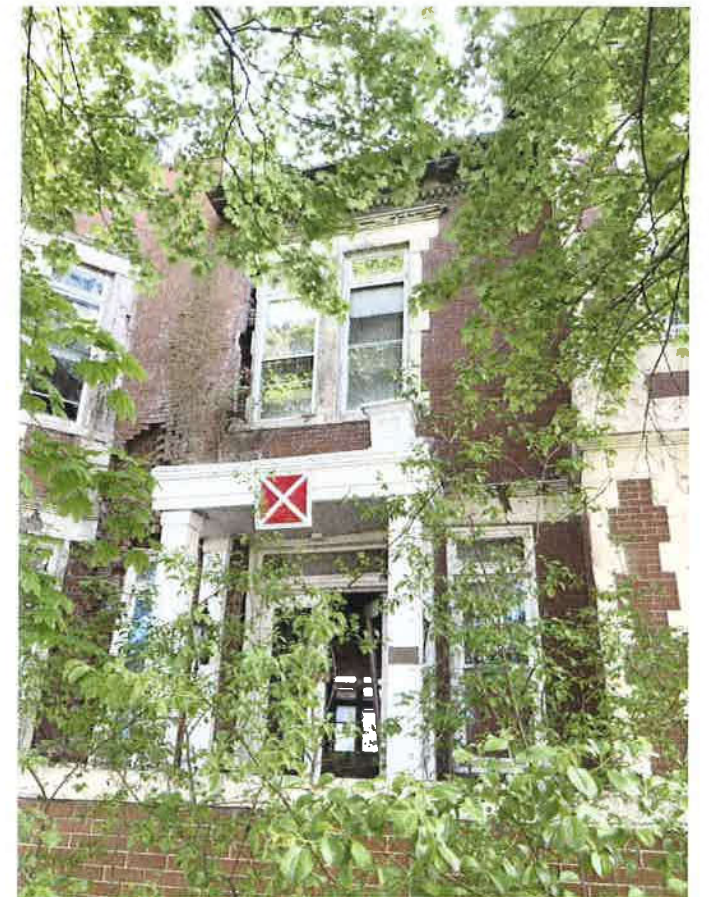
ISSUED FOR:

DRAWN BY:
ML

DATE:

PROJECT NO.:
2201710

DRAWING NUMBER:
A1.1





Building 1 – Exterior



Building 1 – Exterior

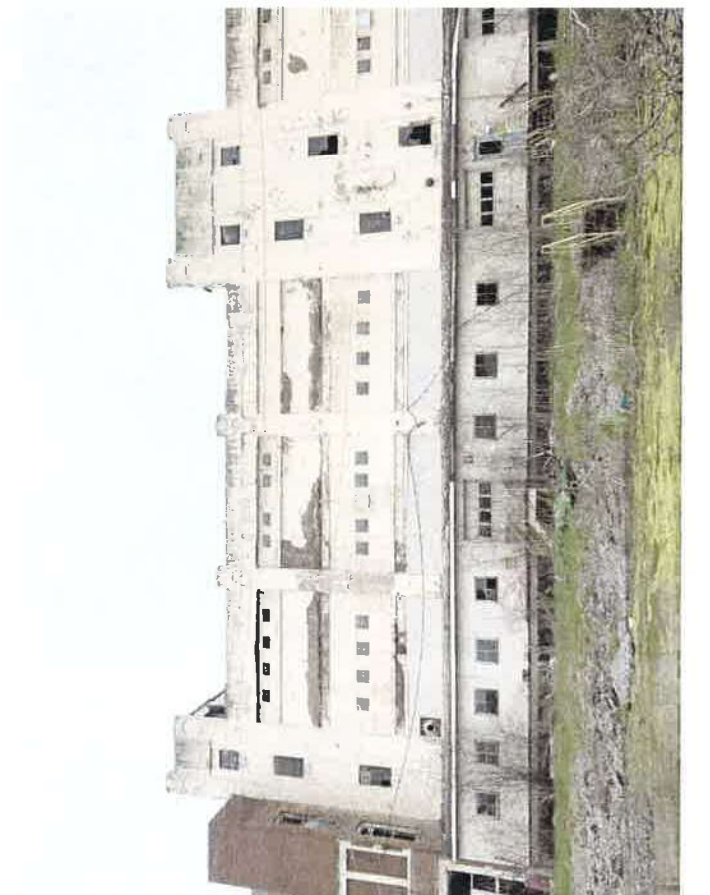


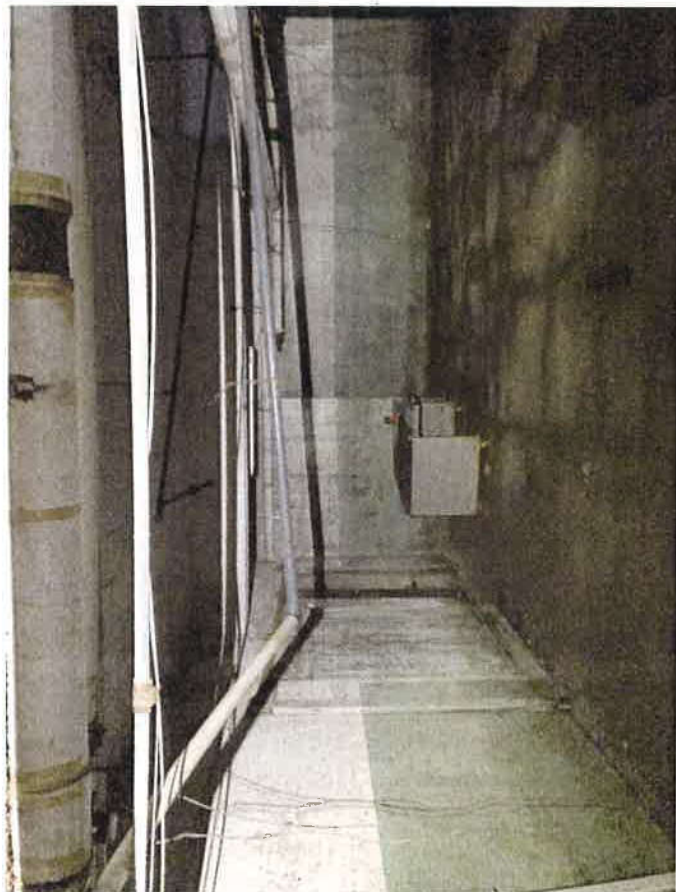
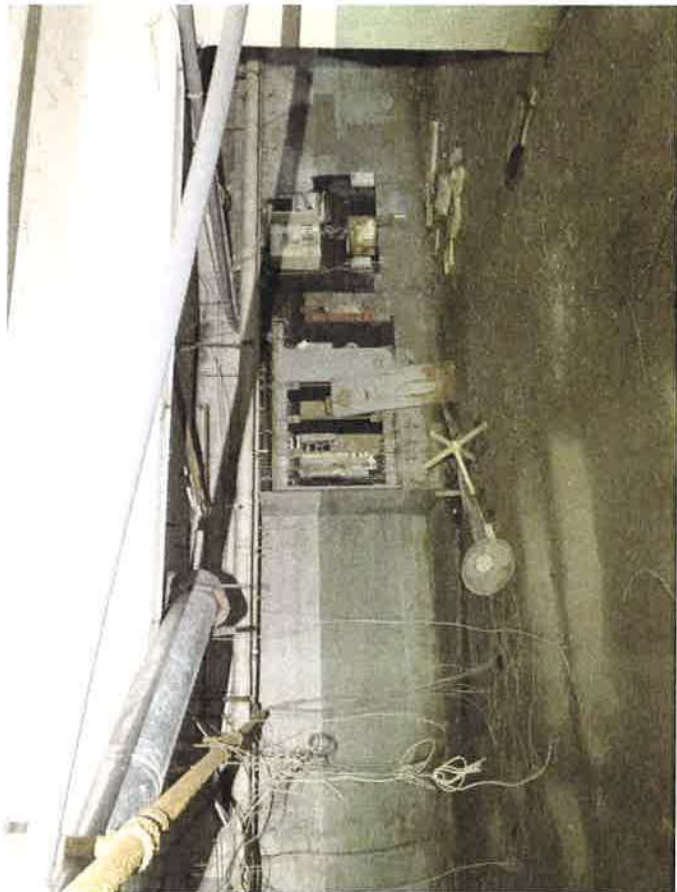


Building 2, 1

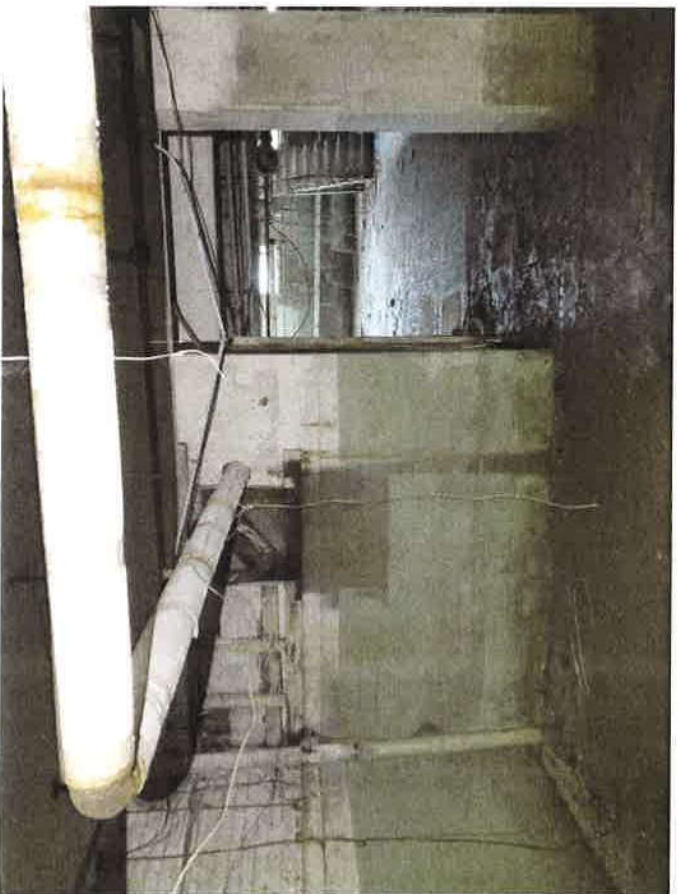


Building 1, 2 – Exterior





Building 1 – Basement





Building 1 – Basement



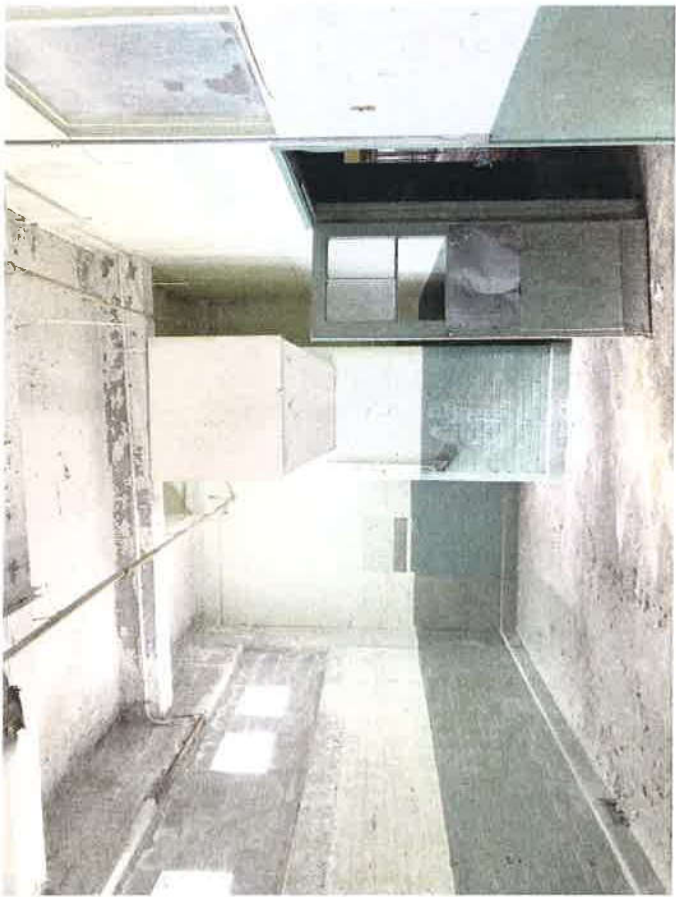
Building 1 – 2nd Floor Interior

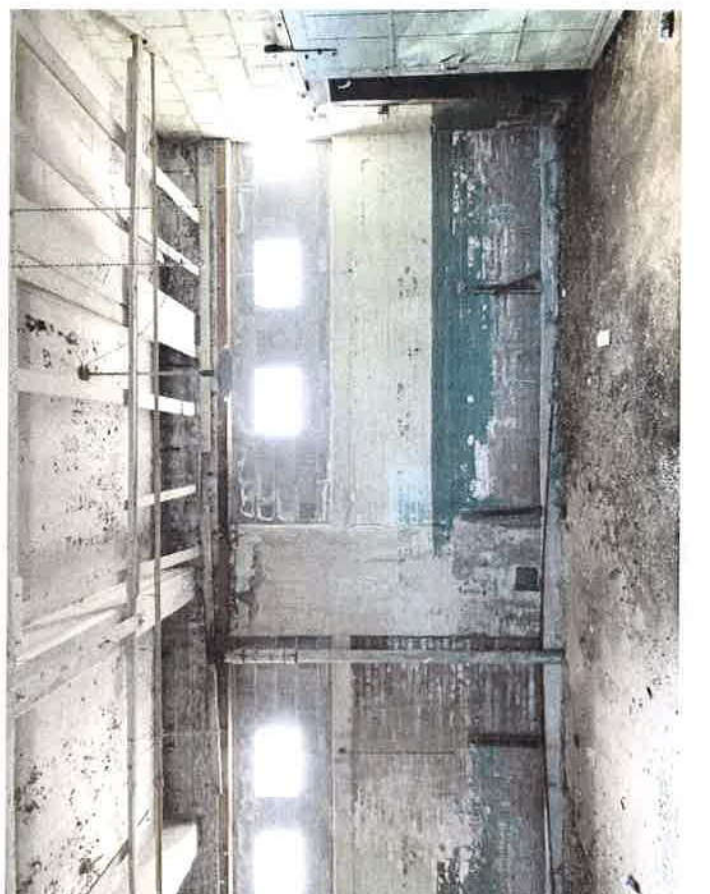


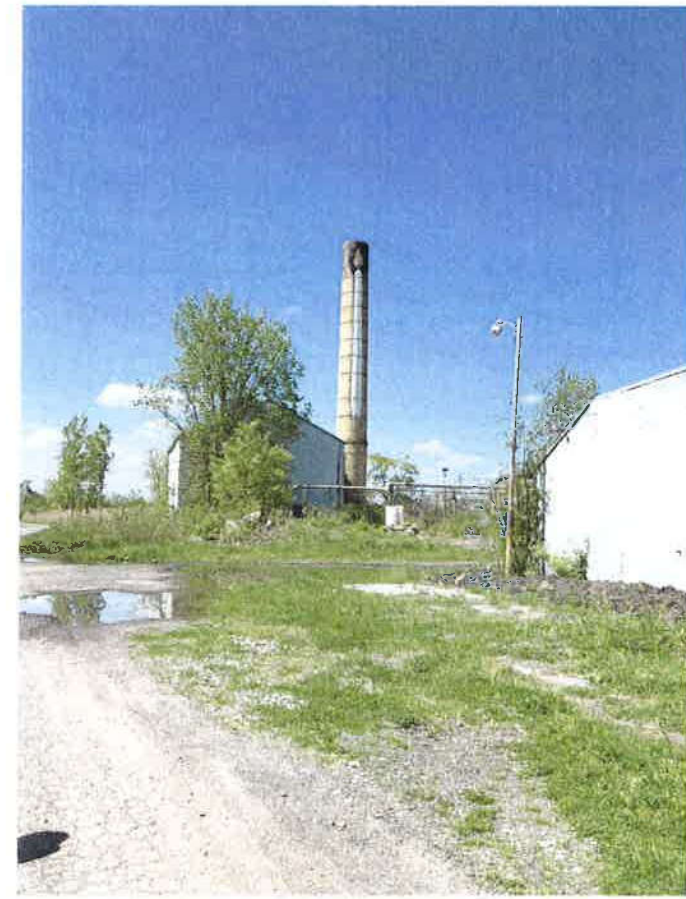
Building 1 – 3rd Floor/Attic



Building 2 – 1st Floor Interior







Building 6, 2, 4A



Building 4A, 4B, 8

Building 4A, 4B, 8

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Urban Villages		
Project Location (describe, and attach a general location map): 100 Buckley Rd, Liverpool, NY 13088		
Brief Description of Proposed Action (include purpose or need): Redevelopment of former Will & Baumer Candle Factory property into approximately 250-unit multi-family development. Project will consist of renovation of existing buildings, and potential addition of three (3) new buildings to site, and will include site infrastructure improvements necessary for the project.		
Name of Applicant/Sponsor: Urban Villages	Telephone: (315)457-1305	
	E-Mail: vittorio@pdm-llc.com	
Address: 925 Seventh North Street		
City/PO: Liverpool	State: NY	Zip Code: 13088
Project Contact (if not same as sponsor; give name and title/role): alocerinos Engineering, PLLC, Project Engineer	Telephone: (315)214-5861	
	E-Mail: scalocerinos@ce-llc.com	
Address: PO Box 2187		
City/PO: Syracuse	State: NY	Zip Code: 13220
Property Owner (if not same as sponsor): Syracuse Gateway Holdings, LLC	Telephone:	
	E-Mail:	
Address: 93 Lamay Cres		
City/PO: Scarborough	State: Ontario, Canada	Zip Code: M1X1J4

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town of Salina Town Board	12/11/2020
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
I-1, Industrial 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? Repurposing & Reuse Overlay District, with underlying I-1	
C.4. Existing community services.	
a. In what school district is the project site located? Liverpool Central School District	
b. What police or other public protection forces serve the project site? Onondaga County Sheriff, New York State Police	
c. Which fire protection and emergency medical services serve the project site? Liverpool Fire Protection District	
d. What parks serve the project site? Onondaga Lake Park	

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)? Residential	
b. a. Total acreage of the site of the proposed action? 11.50 acres	
b. Total acreage to be physically disturbed? 0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.04 acres	
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum Maximum	
e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No	
i. If No, anticipated period of construction: months	
ii. If Yes:	
• Total number of phases anticipated 3 - 5	
• Anticipated commencement date of phase 1 (including demolition) 1 month 2020 year	
• Anticipated completion date of final phase 12 month 2025 year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	
In order to manage development costs, project will be completed in phases of 2 to 3 structures at a time, including any necessary site infrastructure improvements for each phase	

f. Does the project include new residential uses? ☒ Yes ☐ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	40
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	250

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No	
If Yes,	
i. Total number of structures <u>10 +/-</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>60' +/-</u> height; <u>75</u> width; and <u>200</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>500,000 +/-</u> square feet	

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

D.2. Project Operations

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

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

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

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

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 45,000 gallons/day

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

- Name of district or service area: Onondaga County Water Authority
- 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: _____ 45,000 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: Syracuse Metropolitan Wastewater Treatment plant
- Name of district: Onondaga County Sanitary District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing <u>100+/-</u> Proposed <u>500</u> Net increase/decrease <u>+400</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Proposed new access via Park Street.</u> vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ TBD ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>National Grid</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00am - 7:00pm</u> • Saturday: <u>7:00am - 7:00pm</u> • Sunday: <u>7:00am - 7:00pm</u> • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00am - 7:00pm</u> • Saturday: <u>7:00am - 7:00pm</u> • Sunday: <u>7:00am - 7:00pm</u> • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: <u>7:00am - 7:00pm</u> • Saturday: <u>7:00am - 7:00pm</u> • Sunday: <u>7:00am - 7:00pm</u> • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Site & Security Lighting. Site Lighting - Est. 25' pole mounted, dark-sky compliant downward-facing LED	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____ _____ _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	8	7	-1
• Forested	0.5	0.5	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2	4	+2.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.5	0.5	0
• Wetlands (freshwater or tidal)	1.0	1.0	0
• Non-vegetated (bare rock, earth or fill)	1.0	0	-1.0
• Other Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >6 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Urban</td> <td style="width: 40%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Urban	100 %	_____	_____ %	_____	_____ %						
Urban	100 %												
_____	_____ %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ 2 feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">50 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">50 % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☒ Moderately Well Drained:	50 % of site	☒ Poorly Drained	50 % of site						
☐ Well Drained:	_____ % of site												
☒ Moderately Well Drained:	50 % of site												
☒ Poorly Drained	50 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">98 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">2 % of site</td> </tr> </table>		☒ 0-10%:	98 % of site	☐ 10-15%:	_____ % of site	☒ 15% or greater:	2 % of site						
☒ 0-10%:	98 % of site												
☐ 10-15%:	_____ % of site												
☒ 15% or greater:	2 % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No													
If Yes to either i or ii, continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:													
<table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Delineated by Consultant _____</td> <td>Approximate Size 1.0 ac</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Delineated by Consultant _____	Approximate Size 1.0 ac	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name Delineated by Consultant _____	Approximate Size 1.0 ac											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No													
k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: NA _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ Inland Salt Pond ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ 0.0 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Straight-leaved Pondweed, Lake Sturgeon, Bald Eagle _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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

F. Additional Information

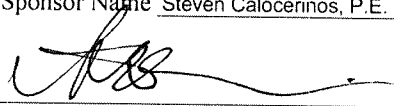
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name Steven Calocerinos, P.E. Date 12/11/2020

Signature  Title Project Engineer

PRINT FORM

Onondaga County Industrial Development Draft



Project Summary

5/10/2021

1. Project	Camillus Mills Phase II, LLC	2. Project Number	3101-21-08A
3. Location	Camillus	4. School District	West Genesee School District
5. Tax Parcel(s)	002.-01-02.1	6. Project Type	New Construction
		Village	Camillus

7.Total Project Cost	\$	13,005,000.00	8. Total Jobs	1.5	This will be one FTE and one PT position
Land	\$	-	8A. Job Retention	0	
Site Work	\$	1,530,000	8B: Job Creation	1.5	
Building	\$	9,482,000	(Next 5 Years)		
Furniture & Fixtures	\$	123,000			
Equipment	\$	100,000			
Equipment Subject to NYS Production Exemption	\$	-			
Engineering/Architecture Fees	\$	270,000			
Financial Charges	\$	670,000			
Legal Fees	\$	80,000			
Other	\$	100,000			

Cost Benefit Analysis

Camillus Mills Phase II, LLC

Fiscal Impact (\$)

Estimated Abatement Cost	\$434,562
Sales Tax Abatement	\$349,812
Mortgage Recording Tax Abatement	\$84,750

Real Property Tax Relief	\$0
--------------------------	-----

New Investment \$19,860,015

PILOT Payments	\$0
Project Wages (10 years)	\$1,150,000
Construction Wages	\$7,566,965
Employee Benefits (10 years)	\$0
Project Capital Investment	\$11,012,000

Agency Fees	\$131,050
-------------	-----------

Benefit:Cost Ratio

45.70 :1

Project Description

This is a proposed \$13million development of approximated 60,500 sf of building space on three floor that would include a mix of residential, commercial and retail use. This is the re-development of the vacant parcel at the old Camillus Cutlery Company site.

Agency Fee

Camillus Mills Phase II, LLC

Total Project Cost	\$	13,005,000
Fees	Percentage of the Total Project Cost	Dollar Amount
Manufacturing and <\$10m	0.0075	0
Fee for All Agency Projects	0.01	\$ 130,050.00
PILOT Fee	0.0025	\$ -
Bond Refinancing and Refunding Fee	0.0025	0
Agency Legal Fees	Percentage of the Total Project Cost	Dollar Amount
Legal Fee (\$0-\$20mil)	0.0025	\$ 32,512.50
Legal Fee (\$20mil+)	0.00125	0
Application Fee	\$	1,000.00
Total OCIDA Project Fee	\$	131,050.00
Total Legal Fees		\$ 32,512.50



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

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: Camillus Mills Phase II, LLC

Applicant Address: 221 West Division Street

Phone: (315) 475-7499

Fax: (315) 471-8028

Website: N/A

E-mail: dbsutherland323@yahoo.com

Federal ID#: 81-3472757

NAICS: 23

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

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

What is the name of the Real Estate Holding Company: Camillus Mills Redevelopment Company, Inc.

Federal ID#: 81-3472757

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

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

Ted L Kinder, Robert C Medina, Timothy Stitt, Christopher Kinder, James Kinder, Thomas Blair and Douglas Sutherland

B) Individual Completing Application:

Name: Douglas Sutherland

Title: Managing Member, Camillus Mills II, LLC

Address: 221 West Division Street, Syracuse, NY 13204

Phone: (315) 475-7499

Fax: (315) 471-8028

E-mail: dbsutherland323@yahoo.com

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

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

D) Company Counsel:

Name of Attorney: C. Daniel Shulman, Esq.
Firm Name: Hancock Estabrook, LLP
Address: 1800 AXA Tower | 100 Madison Street | Syracuse, New York 13202
Phone: 315.565.4578 Cell Phone: _____
E-mail: dshulman@hancocklaw.com | www.hancocklaw.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____
Year Established: 2019
State in which Organization is established: NY

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

Name	% of ownership
Thomas Blair 20%	Robert Medina 10%
Ted Kinder 10%	Timothy Stitt 15%
Christopher Kinder 15%	Douglas Sutherland 20%
James Kinder 10%	

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: N/A

Estimated % of sales outside Onondaga County but within New York State: N/A

Estimated % of sales outside New York State but within the U.S.: N/A

Estimated % of sales outside the U.S.: N/A

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☒ Yes ☐ No

Section II: Project Information

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

Address: 52 Genesee Street

Legal Address (if different): 221 West Division Street, Syracuse, NY 13204

City: _____

Village/Town: Village of Camillus

Zip Code: 13031

School District: West Genesee

Tax Map Parcel ID(s): Tax Map Nos. 002.-01-02.1

Current Assessed Value: \$100,000

Sq. Footage of Existing Building: N/A - Open Site

Census Tract: 11902

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☒ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	N/A		
Site Work/Demo	1,530,000		
Building Construction & Renovation	9,482,000		
Furniture & Fixtures	123,000		
Equipment	100,000		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	270,000		
Financial Charges	670,000		
Legal	80,000		
Other	100,000		
Management/Developer Fees	650,000		
Total Project Cost	13,005,000		

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

B) TOTAL Capital Costs \$ 13,005,000

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

Sources of Funds for Project Costs:

1. Bank Financing \$ 11,300,000
2. Equity (excluding equity that is attributed to grants/tax credits) \$ 365,000 (net new)
3. Tax Exempt Bond Issuance (if applicable) \$ 0
4. Taxable Bond Issuance (if applicable) \$ 0

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

\$ 1,340,000

-Identify each state and federal grant/credit:

NYS Brownfield Cleanup Credits

\$ 1,000,000

ESD CFA Grant

\$ 340,000

\$

6. Total Sources of Funds for Project Costs

\$ 13,005,000

C) Employment and Payroll Information

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

1. Are there people currently employed at the project site?

☐ Yes ☒ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	n/a
Estimate the number of construction jobs to be created by this Project:	149
Estimate the average length of construction jobs to be created (months):	14 months
Current annual payroll at facility:	n/a
Average annual growth rate of wages:	n/a
Please list, if any, benefits that will be available to either full and/or part time employees:	n/a
Average annual benefit paid by the company (\$ or % salary) per FTE job:	n/a
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	n/a
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:	100%

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Property Management Person	\$35,000	N/A	1				
Property Management Person (50%)	\$30,000	N/A	1				
Job Creation Subtotal		1.5 Jobs					

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

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

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): N/A
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$ 84,750
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$ 349,812
- ☐ 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): \$ 11,300,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 84,750

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

\$ 4,372,650

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):

\$ 349,812

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 3-31-21 (date).

Company: Camillus Mills Phase II, LLC

Representative for Contract: Douglas B Sutherland

Address: 221 West Division Street City: Syracuse State: NY Zip: 13204

Phone: (315) 475-7499 Email: dbsutherland323@yahoo.com

Project Address: 52 Genesee Street City: Camillus State: NY Zip: 13031

General Contractor: MCK Building Associates

Contact Person: Timothy Stitt

Address: 221 West Division Street City: Syracuse State: NY Zip: 13204

Phone: (315) 475-7499 Email: tim@mckbuildingassociates.com

Authorized Representative: Timothy Stitt Title: President

Signature: 

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company

Camillus Mills Phase-II, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Douglas B Sutherland, Member

Date: 3-31-21

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), Camillus Mills Phase II, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

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

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

Name of Applicant Company: Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Douglas B Sutherland

Date: 3-31-21

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Douglas B Sutherland, Member

Date: 3-31-21

Section X: Representations, Certifications, and Indemnification

Douglas B Sutherland (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member (title) of Camillus Mills Phase II, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

CAMILLUS MILL PHASE II

DESCRIPTION OF PROJECT

INTRODUCTION

This project application concerns the proposed redevelopment of the vacant parcel at 52 Genesee Street where the Camillus Cutlery Company factory once stood.

The former Camillus Cutlery property at 52-54 Genesee Street is owned by Camillus Mills Redevelopment Co., Inc. and is comprised of Tax Map Nos. 002.-01-02.1 (52 Genesee Street) and 002.-01-04.1 (54 Genesee Street) (together the “Property”). The entire 4.4 ± acre Property is enrolled in the NYSDEC voluntary brownfield cleanup program. The Property is zoned Planned Development District (“PDD”) and has self-contained bulk and use standards assigned to it. Some 90% of the vacant 52 Genesee Street parcel is a regulated flood zone.

BACKGROUND

The Camillus Cutlery Company, once among the largest knife manufacturers in the US, was the economic anchor of the Village of Camillus for more than 100 years. The company fell on hard times, declared bankruptcy and closed its doors in 2007. In 2013 one of the largest fires in Onondaga County history destroyed the sprawling 140,000 sf wood frame former factory complex. An adjacent 41,000 sf building that formerly housed the Camillus Cutlery headquarters, knife polishing, packaging and shipping operation survived the fire with only minor damage.

COMPLETED PHASE 1

A single-purpose entity called Camillus Mills, LLC completed an \$11 million certified historic rehabilitation of the National Register-listed former Camillus Cutlery headquarters building at 54 Genesee Street in 2017. Camillus Mills, LLC owns the building, and its affiliate, Camillus Mills Redevelopment Company, Inc., retains ownership of the land. Today, through adaptive reuse, the 41,000 sf former headquarters contains 29 residential apartments and 8,800 sf of commercial space. Fully remediated, renovated, and occupied since 2017, the old headquarters is, once again, a vibrant and welcomed presence in the heart of the Village’s downtown. Under the approved PDD, that project was envisioned as Phase I of an anticipated three-phase redevelopment of the 52-54 Genesee Street Property.

PROPOSED PHASE II - THE PROJECT

A second single-purpose entity called Camillus Mills Phase II, LLC - also an affiliate of Camillus Mills Redevelopment Company, Inc. - in furtherance of the approved PDD master plan, now wishes to begin Phase II of the PDD redevelopment. A future Phase III project is planned for another time.

The proposed \$13 million Phase II development (“the Project”) includes approximately 60,500 square feet of occupied building space on three floors. The proposed new building is to be sited on the concrete slab of the former factory along the west bank of Nine Mile Creek on the eastern portion of the Property. The Phase II building will be a mix of commercial office and retail uses on the first floor near Genesee Street, and residential apartments through the remainder of the building. The plan includes some 6,500 sf of commercial/retail uses. The remaining 54,000 sf has been planned for 58 one- and two-bedroom market-rate apartments and associated common areas. Camillus Mills Phase II, LLC will own the building and its affiliate, Camillus Mills Redevelopment Company, Inc., will retain ownership of the land.

PHASE II BUILDING FEATURES

The Phase II Project includes three occupied stories plus basement, and has an average height of approximately 43 feet above grade. The Project has been designed with clapboard siding, ample windows, numerous residential balconies and, after discussions with SHPO officials, a flat roof throughout. The proposed Phase II recalls the old Camillus Cutlery factory without replicating its specific features. Unlike the old factory, which sat adjacent the sidewalk on Genesee Street, the new Project has been set back some forty feet in deference to the National Register Landmark former headquarters next door. The development program includes some 44 covered, lower-level parking stalls. Another 53 open lot spaces will be constructed immediately north of the new building.

The building’s exterior will be lighted by building-mounted fixtures, and all parking lot lighting will be consistent with lighting choices made in Phase I with downcast post-mounted fixtures that minimize sky-glow conditions or light spillage onto adjacent properties or roadways.

The principal outdoor site amenity for building residents is a linear green space with seating areas, barbeque facilities and an overlook along Nine Mile Creek. Space running the length of the property along Nine Mile Creek has been reserved for a future, publicly-sponsored Creekwalk that proponents hope can be connected with the Town of Camillus’ nearby Erie Canal Park one-mile north of the Property, and via the Erie Canal Trailway, eventually be linked to the Lakeshore Trail around Onondaga Lake.

PROJECT DEVELOPMENT/MANAGEMENT

The principals of Camillus Mills Redevelopment Company, Inc., Camillus Mills, LLC and Camillus Mills Phase II, LLC have considerable development experience with similar mixed-use facilities. Three, including Ted Kinder, Bob Medina and Doug Sutherland, are partners in Franklin Properties of Syracuse. Through various Franklin Properties-affiliated entities, they and other partners have developed, own and manage some \$50 million in commercial and residential facilities. Several are certified historic rehabilitations of National Register Landmark properties adapted for residential and commercial purposes. Two are Brownfield sites remediated and returned to productive use under the NYSDEC's Voluntary Clean-up Program ("VCP").

The Project will be managed by Sutton Companies, a highly respected, full-service RE leasing and management company that was established in 1933. The Sutton Companies manages some 2,000 apartments and more than one million square feet of commercial space throughout CNY including Phase 1 of the Camillus Mills complex.

ANTICIPATED JOB CREATION AND EMPLOYMENT

We anticipate Camillus Mills Phase II will hire one full-time property management person. A second part-time property management person will also be employed by the facility.

Separately, it is anticipated the development's 6,500 sf of commercial space will be leased to commercial enterprises that employ between 12 and 18 persons. There are no lease commitments yet, so it is not possible to be more precise.

PROJECT BENEFICIARY ASSISTANCE

Camillus Mills Phase II, LLC is a single-purpose entity formed to develop and own the Project. It won a \$675,000 grant commitment from the State of New York's Empire Development Corporation CFA program to be apportioned between Camillus Mills Phase II (\$340,000) and the future Camillus Mills Phase III (\$335,000).

In 2017/8, a separate entity, Camillus Mills, LLC, which includes the same members but at different ownership interests, received a Restore NY State Grant of \$2,340,000, a NYS REDC grant of \$500,000 and an Onondaga County Main Street Grant of \$36,500 for the rehabilitation of the former Camillus Cutlery headquarters building (Camillus Mills Phase I).

PROJECT CHALLENGES

This old industrial site presents an unusual set of challenges that add considerable cost and complexity to the Project:

FEMA-designated floodplain. 90% of the 52 Genesee Street Property is in a regulated flood zone. FEMA's flood plain regulations require a) the first occupied floor of a new building built in a flood plain to be no less than two feet above the flood plain, and b) the new building not impede the flow of any future flood waters. In this case, the Phase II building will need to be constructed on a 20,000-sf platform elevated on concrete and steel columns some 12-feet above the concrete slab of the old factory floor. It will be a very costly burden for the project.

Designated NYS Brownfield Site – The entire 4.4-acre Property is governed by rules established in the NYSDEC's Voluntary Clean-up Program. Phase I, the former Cutlery headquarters building – supposedly the “clean portion” of the site, required well more than \$1 million in remediation and mitigation measures. Phase II, to be constructed on the former factory site, will likely present further environmental challenges, particularly at points where the concrete slab of the old factory will be disturbed for structural piles and other purposes.

REQUEST FOR OCIDA FINANCIAL ASSISTANCE – FEASIBILITY STATEMENT

The multi-phase Camillus Mills redevelopment is of critical importance to the Village of Camillus, a modest community of approximately 1,200 residents. Phase I, an \$11 million certified historic rehabilitation of the old headquarters building, confirmed Camillus Mill's market appeal. Phase II, the largest of the three components outlined in the approved Camillus Mills PDD, is now an empty concrete slab across from Village Hall.

Substantial mixed-use infill projects in old villages like Camillus are generally difficult to develop. Returning this central site to attractive and productive use is made more difficult by both the FEMA Flood Zone and NYS DEC Brownfield site conditions. We request OCIDA assistance in the form of a Mortgage and Recording Tax Exemption and a State and local Sales and Use Tax Exemption to partially offset the extraordinary site development costs associated with this highly-visible village property.

Name of Applicant Company

Camillus Mills Phase II, LLC

Signature of Officer or Authorized Representative:

[Handwritten Signature]

Name & Title of Officer or Authorized Representative:

Douglas B Sutherland, Member

Date: 3-31-21

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

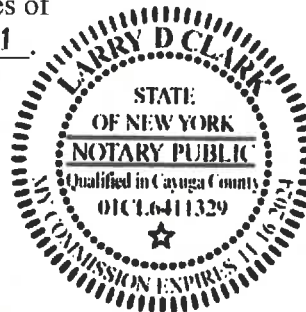
Douglas B Sutherland, being first duly sworn, deposes and says:

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

[Handwritten Signature], MEMBER
(Signature of Officer)

Subscribed and affirmed to me under penalties of
perjury this 31st day of March, 2021.

Larry D. Clark
(Notary Public)



End of Application

Rev 1-9-20

Onondaga County Industrial Development Agency DRAFT



Project Summary

4/7/2021

1. Project	C2 NY Sentinel Heights	2. Project Number	3101-21-05A
3. Location	LaFayette	4. School District	LaFayette Central School District
5. Tax Parcel(s)	025.-03-05.1; 025.-03.05.2	6. Project Type	New construction of a community solar project

0

7.Total Project Cost	\$	7,656,250	8. Total Jobs	0
Land	\$	281,250	8A. Job Retention	0
Site Work	\$	100,000	8B: Job Creation	0
Building	\$	2,000,000	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	4,500,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	100,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	600,000		

Cost Benefit Analysis

C2 NY Sentinel Heights

Fiscal Impact (\$)

Abatement Cost	\$	1,549,578
Sales Tax	\$	306,250
Mortgage Tax	\$	-
Property Tax Relief (PILOT)	\$	1,243,328
New Investment	\$	8,707,816
PILOT Payments	\$	594,562
Project Wages (10 years)	\$	-
Construction Wages	\$	435,300
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	7,581,250
New Sales Tax Generated	\$	-
Agency Fees	\$	96,703
Agency Legal Fees	\$	19,141

Benefit:Cost Ratio

6 :1

Project Description

This is a 3.375 KW Community Distributed Generation Solar Project to occupy 23 acres of land in the Town of LaFayette.

C2 NY Sentinel Heights**DRAFT****4/7/2021**

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 2,945

Expected Revenue from the Parcel
if no project occurred \$ 96,208

Projected Year 1 Revenue to be
generated as a result of the project: \$18,563

Total Project Cost \$ 7,656,250

OCIDA Estimate of Project Value \$ 2,250,000

Projected MW to be generated 3.375

Year	Onondaga County	LaFayette	LaFayette Central School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	17.8%	18.4%	63.8%	100.0%		
2019-2020	\$ 524	\$ 543	\$ 1,878	\$ 2,945		
1	\$ 3,300	\$ 3,422	\$ 11,840	\$ 18,563	\$ 46,143	\$ 27,580
2	\$ 3,366	\$ 3,491	\$ 12,077	\$ 18,934	\$ 47,066	\$ 28,132
3	\$ 3,433	\$ 3,560	\$ 12,319	\$ 19,312	\$ 48,007	\$ 28,695
4	\$ 3,502	\$ 3,632	\$ 12,565	\$ 19,699	\$ 48,967	\$ 29,269
5	\$ 3,572	\$ 3,704	\$ 12,816	\$ 20,093	\$ 49,947	\$ 29,854
6	\$ 3,643	\$ 3,778	\$ 13,073	\$ 20,494	\$ 50,946	\$ 30,451
7	\$ 3,716	\$ 3,854	\$ 13,334	\$ 20,904	\$ 51,964	\$ 31,060
8	\$ 3,791	\$ 3,931	\$ 13,601	\$ 21,322	\$ 53,004	\$ 31,681
9	\$ 3,866	\$ 4,010	\$ 13,873	\$ 21,749	\$ 54,064	\$ 32,315
10	\$ 3,944	\$ 4,090	\$ 14,150	\$ 22,184	\$ 55,145	\$ 32,961
11	\$ 4,023	\$ 4,172	\$ 14,433	\$ 22,628	\$ 56,248	\$ 33,620
12	\$ 4,103	\$ 4,255	\$ 14,722	\$ 23,080	\$ 57,373	\$ 34,293
13	\$ 4,185	\$ 4,340	\$ 15,016	\$ 23,542	\$ 58,520	\$ 34,979
14	\$ 4,269	\$ 4,427	\$ 15,317	\$ 24,013	\$ 59,691	\$ 35,678
15	\$ 4,354	\$ 4,516	\$ 15,623	\$ 24,493	\$ 60,885	\$ 36,392
16	\$ 4,441	\$ 4,606	\$ 15,935	\$ 24,983	\$ 62,100	\$ 37,127
17	\$ 4,530	\$ 4,698	\$ 16,254	\$ 25,482	\$ 63,345	\$ 37,885
18	\$ 4,621	\$ 4,792	\$ 16,579	\$ 25,992	\$ 64,618	\$ 38,665
19	\$ 4,713	\$ 4,888	\$ 16,911	\$ 26,512	\$ 65,928	\$ 39,468
20	\$ 4,807	\$ 4,986	\$ 17,249	\$ 27,042	\$ 67,265	\$ 40,294
21	\$ 4,904	\$ 5,085	\$ 17,594	\$ 27,583	\$ 68,628	\$ 41,143
22	\$ 5,002	\$ 5,187	\$ 17,946	\$ 28,135	\$ 69,999	\$ 42,015
23	\$ 5,102	\$ 5,291	\$ 18,305	\$ 28,697	\$ 71,388	\$ 42,919
24	\$ 5,204	\$ 5,396	\$ 18,671	\$ 29,271	\$ 72,795	\$ 43,855
25	\$ 5,308	\$ 5,504	\$ 19,044	\$ 29,857	\$ 74,219	\$ 44,823
	\$ 105,700	\$ 109,614	\$ 379,248	\$ 594,562	\$ 1,835,074	\$ 1,243,328



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

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

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

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: C2 NY Sentinel Heights Solar, LLC

Applicant Address: c/o EDPR NA Distributed Generation LLC 1501 McKinney St. Suite 1300 Houston, TX 77010

Phone: 646-745-7438

Fax: none

Website: www.edpr.com

E-mail: candice.michalowicz@edpr.com

Federal ID#: 85-3931215

NAICS: 221114

State and Year of Incorporation/Organization: Delaware; November 16, 2020

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

What is the name of the Real Estate Holding Company: N/A

Federal ID#: N/A

State and Year of Incorporation/Organization: N/A

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

N/A

B) Individual Completing Application:

Name: Elie Schecter

Title: Consultant

Address: c/o EDPR NA Distributed Generation LLC 99 Park Ave Suite 1700 New York, NY

Phone: 914-420-5803

Fax: None

E-mail: eas@c2.energy

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

Name: N/A
Title: N/A
Address: N/A
Phone: N/A Cell Phone: N/A
E-mail: N/S

D) Company Counsel:

Name of Attorney: Martin Von Rosenberg, Associate Director of Legal
Firm Name: EDPR NA Distributed Generation LLC
Address: 1501 McKinney St. Suite 1300 Houston, TX 77010
Phone: 713-725-6194 Cell Phone: 281-900-6926
E-mail: martin.vonrosenberg@edpr.com

E) Business Organization (check appropriate category):

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

Others (please specify): N/A
Year Established: 2020
State in which Organization is established: New York

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

Name	% of ownership
<u>C2 Energy Development, LLC</u>	<u>100%</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 0

Estimated % of sales outside Onondaga County but within New York State: 0

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐ Yes ☒ No

Section II: Project Information

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

Address: Sentinel Heights Road Lafayette, NY 13084

Legal Address (if different): c/o EDPR NA Distributed Generation LLC 1501 McKinney St. Suite 1300 Houston, TX 77010

City: _____

Village/Town: Lafayette

Zip Code: 13084

School District: Lafayette Central School District

Tax Map Parcel ID(s): 025.-03-05.1 ; 025.-03-05.2

Current Assessed Value: \$129,333

Sq. Footage of Existing Building: N/A

Census Tract: 40266

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	\$281,250	100%	\$281,250
Site Work/Demo	\$100,000	100%	\$100,000
Building Construction & Renovation	\$2,000,000	50%	\$2,000,000
Furniture & Fixtures			
Equipment	\$4.5mil	25%	\$4.5mil
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$100,000	50%	\$100,000
Financial Charges			
Legal			
Other	\$600k interconnection costs	100%	\$600k
Management/Developer Fees	\$75,000	0%	\$75,000
Total Project Cost	\$7,656,250		\$7,656,250

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

B) TOTAL Capital Costs \$ 7,656,250

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

Sources of Funds for Project Costs:

- | | |
|---|------------------------|
| 1. Bank Financing | \$ _____ |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>5,244,978.80</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ _____ |

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
N/A							
Job Creation Subtotal		None	None	None	None	None	None

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

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

E) Financial Assistance sought (estimated values):

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

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

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

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

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

\$ _____

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

\$ 306,250 _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

In consideration of the extension of financial assistance by the Agency C2 NY Sentinel Heights Solar, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

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

Company: C2 NY Sentinel Heights Solar, LLC

Representative for Contract: Candice Michalowicz

Address: c/o EDPR NA Distributed Generation LLC 1501 McKinney St, Suite 1300 City: Houston State: TX Zip: 77010

Phone: 646-745-7438 Email: candice.michalowicz@edpr.com

Project Address: Sentinel Heights Road City: Lafayette State: NY Zip: 13084

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

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

Name of Applicant Company

C2 NY Sentinel Heights Solar, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Date:

5/7/12

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: N/A

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), C2 NY Sentinel Heights Solar, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

C2 NY Sentinel Heights Solar, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

C2 NY Sentinel Heights Solar, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: C2 NY Sentinel Heights Solar, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Bruce Davis, General Manager

Date: 9/2/21

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

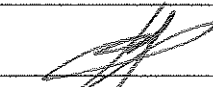
C2 NY Sentinel Heights Solar, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Date:

5/2/21


Richard Davis, At-Large

Section X: Representations, Certifications, and Indemnification

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

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

meetings law.

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

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

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

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

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

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

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

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

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

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

Name of Applicant Company

EDPR NA Docket Gaudin LLC

Signature of Officer or Authorized Representative:

[Signature]

Name & Title of Officer or Authorized Representative:

Richard Dore

Date: 5/7/21

STATE OF ^{Texas} ~~NEW YORK~~)

COUNTY OF ^{Harris} ~~ONONDAGA~~)ss.;

Richard Dore, being first duly sworn, deposes and says:

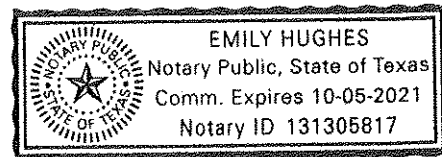
1. That I am the Chief Executive Officer (Corporate Officer) of EDPR NA Docket Gaudin, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief,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

[Signature]
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this May 7th day of 2021.

[Signature]

(Notary Public)



End of Application

**RESOLUTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW
ACT RELATIVE TO THE REQUEST FOR A SPECIFIC PERMIT
AND CONTROLLED SITE PLAN APPROVAL FOR A SOLAR FARM**

WHEREAS, pursuant to Article 8 of the New York State Environmental Conservation Law, as amended, and the regulations of the New York State Department of Environmental Conservation promulgate thereunder (collectively "SEQR"), the Planning Board of the Town of LaFayette, Onondaga County, New York (the "Board"), is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQR) to be taken by the Board (the "Action"); and

WHEREAS, the Action contemplated is the approval of a specific permit and controlled site plan for a solar farm proposed by C2 Energy Development, LLC on Sentinel Heights Road in the Town of LaFayette; and

WHEREAS, pursuant to SEQR, the Board desires to determine whether the Action may have a significant adverse impact on the environment (as defined by SEQR); and

WHEREAS, to aid the Board in determining whether the Action may have a significant adverse impact upon the environment, the Board has been supplied with a Long Environmental Assessment Form (the "EAF"), a copy of which is on file at the office of the Clerk of the Board; and

WHEREAS, the Board desires to declare itself Lead Agency for this Type I Action under SEQR with a coordinated review; and

WHEREAS, the Board and its representatives have consulted with various interested parties, considered the impacts of the applications and otherwise undertaken the requisite "hard look" with respect to the Action;

NOW, THEREFORE,

BE IT RESOLVED by the Board as follows:

1. Based upon the foregoing, an examination of the EAF and the criteria contained in 6 NYCRR §617.7, the Board makes the following determination with respect to the Action:

A. The Board hereby declares itself as Lead Agency for this Type I Action with a coordinated review;

B. The Action will not have significant adverse impact on the environment;

C. As a consequence of the foregoing, the Board hereby directs that a Negative Declaration be issued with respect to the Action; and

D. The requirements of SEQR have been met.

2. The Clerk of the Board is hereby directed to file a Negative Declaration with respect to the Action in the Office of the Clerk in a file that will be readily accessible to the public.

3. This Resolution shall take effect immediately.

Dated: October 20, 2020

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: SENTINEL HEIGHTS SOLAR ARRAY		
Project Location (describe, and attach a general location map): SENTINEL HEIGHTS ROAD, LESS THAN 1 MILE SOUTH OF BULL HILL ROAD (EAST OF TENESSEE GAS PIPELINE PROPERTIES)		
Brief Description of Proposed Action (include purpose or need): PROVIDING COMMUNITY SOLAR POWER WITH A GROUND MOUNTED SOLAR ARRAY FARM, APPROXIMATELY ~33 ACRES IN SIZE.		
Name of Applicant/Sponsor: C2 ENERGY DEVELOPMENT, LLC (Elie Schecter)		Telephone: (914)420-5803
		E-Mail: eas@c2.energy
Address: 55 FIFTH AVENUE, 18TH FLOOR		
City/PO: NEW YORK	State: NY	Zip Code: 10003
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Controlled Site Approval	6/12/2020
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	Special Permit	6/12/2020
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County Planning Board	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Notice of Intent	TBD
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? AR - AGRICULTURAL - RESIDENTIAL	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	☐ Yes ☒ No
C.4. Existing community services.	
a. In what school district is the project site located?	Lafayette Central School District
b. What police or other public protection forces serve the project site?	NYS Police and County Sheriff's Department
c. Which fire protection and emergency medical services serve the project site?	Lafayette 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)? Construction and operation of a PV solar array on agricultural land.	
b. a. Total acreage of the site of the proposed action?	~125.9 acres
b. Total acreage to be physically disturbed?	~3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	~125.9 acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: _____ 3-4 months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

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

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>No buildings</u>	
ii. Dimensions (in feet) of largest proposed structure: _____ NA height; _____ NA width; and _____ NA length	
iii. Approximate extent of building space to be heated or cooled: _____ NONE square feet	

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

D.2. Project Operations

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

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): A wetland delineation has been completed for the project area. Identified wetlands are considered to be jurisdictional waters of the U.S. In addition, one DEC Freshwater Wetland was identified off the property. The project has been designed to avoid wetland impacts with no work within the Adjacent Area of the identified DEC Freshwater Wetland. Refer to Site Plans and survey.	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 0 acres (impervious surface) _____ Square feet or _____ 125.9 acres (parcel size) ii. Describe types of new point sources. Solar panels are not considered an impervious surface by NYSDEC. The proposed road is a NYSDEC approved pervious surface. _____ 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)? _____ No change to surface water runoff is proposed. _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: The proposed action is an alternative energy project that will generate electricity without any carbon emissions. i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 6AM - 6PM • Saturday: _____ 8AM - 6 PM • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 8AM - 5PM • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 6AM - 6PM • Saturday: _____ 8AM - 6 PM • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 8AM - 5PM • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ 6AM - 6PM • Saturday: _____ 8AM - 6 PM • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 8AM - 5PM • Saturday: _____ • Sunday: _____ • Holidays: _____		

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☒ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): <u>GAS LINE AND SUBSTATION</u> ii. If mix of uses, generally describe: _____			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.03	~0.03
• Forested	~87	~80	-7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	~33	7	-26
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	~6	6	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i>	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i>	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i>	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i>	☐ Yes ☒ No
• If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>	☐ Yes ☐ No
<i>iii. Describe any development constraints due to the prior solid waste activities:</i>	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i>	☐ Yes ☒ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i>	☐ Yes ☐ No
<i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): 734050	☒ Yes ☐ No
<i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? Estimated ~0-15 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Aurora Silt Loam</td> <td style="width: 20%; text-align: right;">20.7 %</td> </tr> <tr> <td>Honeoy Silt Loam</td> <td style="text-align: right;">72.4 %</td> </tr> <tr> <td>Honeoye and Lansing soils</td> <td style="text-align: right;">3.8 %</td> </tr> </table>		Aurora Silt Loam	20.7 %	Honeoy Silt Loam	72.4 %	Honeoye and Lansing soils	3.8 %						
Aurora Silt Loam	20.7 %												
Honeoy Silt Loam	72.4 %												
Honeoye and Lansing soils	3.8 %												
d. What is the average depth to the water table on the project site? Average: ~1.5-7 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">80 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">20 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☐ Well Drained:	80 % of site	☐ Moderately Well Drained:	20 % of site	☐ Poorly Drained	_____ % of site						
☐ Well Drained:	80 % of site												
☐ Moderately Well Drained:	20 % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">☒ 0-10%:</td> <td style="width: 40%; text-align: right;">60 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">20 % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">20 % of site</td> </tr> </table>		☒ 0-10%:	60 % of site	☒ 10-15%:	20 % of site	☒ 15% or greater:	20 % of site						
☒ 0-10%:	60 % of site												
☒ 10-15%:	20 % of site												
☒ 15% or greater:	20 % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes:													
i. Name of aquifer: _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No i. If Yes: acreage(s) on project site? <u>~33 Acres on full property</u> ii. Source(s) of soil rating(s): <u>Web Soil Survey</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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

F. Additional Information

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

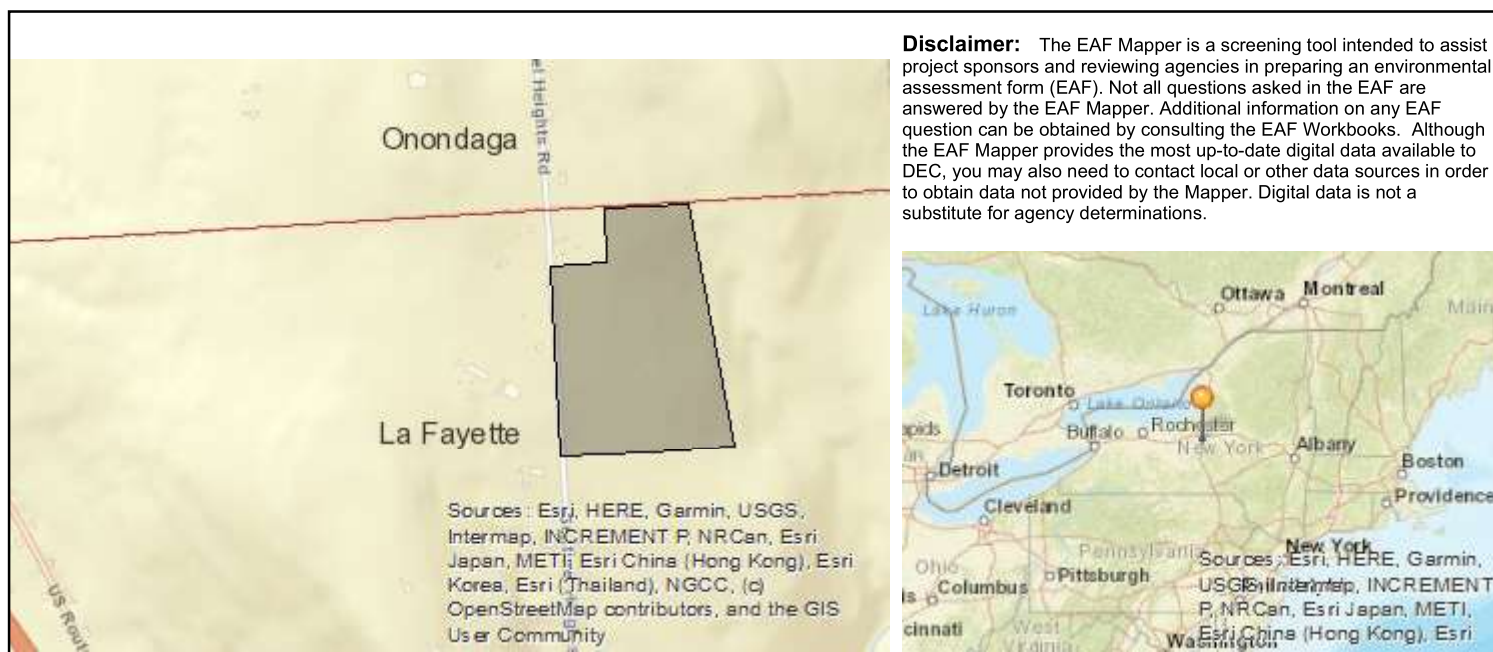
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Jessica Marquard, R.L.A. / LARCH Date June 12, 2020

Signature  Title Managing Member



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]	734050
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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

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

Agency Use Only [If applicable]
 Project : **C2 ENERGY**
 Date : _____

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

☒ NO☐ YES

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

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

3. Impacts on Surface Water

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

☒ NO☐ YES

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

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

1. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

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

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1c	☐	☐

g. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

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

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

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

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

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO☒ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

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

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

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

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

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

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)

☒ NO☐ YES

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)

☐ NO☒ YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)

☐ NO☒ YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☐ NO

☒ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☐ NO

☒ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

PRINT FULL FORM

Project:

CZ ENERGY

Date:

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status:

☒ Type 1☐ Unlisted

Identify portions of EAF completed for this Project:

☒ Part 1☒ Part 2☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

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

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

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

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

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

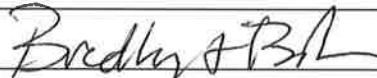
Name of Action: C2 Energy Development on Sentinel Heights Road Lafayette New York

Name of Lead Agency: Town of Lafayette Planning Board

Name of Responsible Officer in Lead Agency: Brad Bush Planning Board Chairman

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency:



Date:

Signature of Preparer (if different from Responsible Officer)

Mark Chambers

Date: October
20, 2020

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Other involved agencies (if any)

Applicant (if any)

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

PRINT FULL FORM

LaFayette Central School District

Four Schools, Three Buildings, Two Nations, One Goal: Excellence!

LaFayette Jr./Sr. High School
3122 Route 11 North
LaFayette, NY 13084

Big Picture School
3122 Route 11 North
LaFayette, NY 13084

C. Grant Grimshaw Elementary
5957 Route 20 West
LaFayette, NY 13084

Onondaga Nation School
3285 State Route 11A
Nedrow, NY 13120

April 19, 2021

Robert M. Petrovich, Director
Onondaga County Office of Economic Development
333 W. Washington Street, Suite 130
Syracuse, New York 13202

Re: C2 NY Sentinel Heights

Dear Director Petrovich:

I am writing on behalf of the LaFayette Central School District. Is our understanding that C2 Energy Capital, LLC has proposed to construct a 3.375-megawatts AC solar project on Sentinel Heights Road in the Town of LaFayette (Tax Parcel Nos. 025.-03-05.1 and 025.-03-05.2).

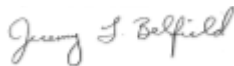
As we understand it, the project is being constructed pursuant to New York State's Community Solar initiative. This project will generate clean renewable energy for local residents, and those residents who choose to subscribe to the project will see a reduction in their energy bills due to this project.

It is also the District's understanding that the Company has sought to enter into a payment in lieu of tax agreement with the Onondaga County IDA under which the Company will pay \$4,000/megawatt each year for 25 years. The School District will receive a pro rata share of such payment based on the real property tax burden.

I am writing to advise that the LaFayette Central School District supports the proposed project based on the terms and information provided to the District.

Please contact me if you require any additional information.

Sincerely,



Jeremy L. Belfield
Superintendent of Schools

Mission: *At LaFayette, we put students first. Our mission is to educate, honor, and develop students to have self-respect, a commitment to the community, and a passion for excellence.*

Vision: *Inspire, empower, and prepare all students to achieve excellence.*

TOWN OF LA FAYETTE
2577 ROUTE 11
P.O. BOX 193
LA FAYETTE, N.Y. 13084



PHONE: 315-677-3674
FAX: 315-677-7806
WWW.TOWNOFLAFAYETTE.COM

TO: Onondaga County IDA

April 6, 2021

Re: C2 Energy Development

Dear Mrs. Lowery,

The Town Board of LaFayette, NY recognizes and approves of the planned solar farm to be located on Sentinel Heights, one mile south of Bull Hill Road and east of Tennessee Gas Pipeline.

Tax Map#: 025.-03.05.1

This project has met all processes as defined by Public Law in the Town of LaFayette and has been approved by the Planning Board and the Zoning Board of Appeals.

Please advise me of any further assistance that you may require in this matter.

Sincerely,

Bill McConnell
Bill McConnell
Supervisor