Onondaga County Industrial Development Agency



6/14/2022 **Project Summary**

1. Project	J.W. Didado El	ectric, LLC	2. Project Number	3101-22-02A
3. Location	Clay		4. School District 6. Project Type	Liverpool School District New Construction
5. Tax Parcel(s)	08701-01.1		Village 0	
7.Total Project Cost	\$	8,075,015.00	8. Total Jobs	18
Land	\$	360,000	8A. Job Retention	0
Site Work	\$	2,500,000	8B: Job Creation	18
Building	\$	4,600,000	(Next 5 Years)	
Furniture & Fixtures	\$	110,015		
Equipment	\$	335,000		
Equipment Subject to NYS Productio	on			
Exemption	\$	-		
Engineering/Architecture Fees	\$	120,000		
Financial Charges	\$	-		
Legal Fees	\$	50,000		
Other	\$	-		

Cost Benefit Analysis	J.W. Didado Electric, LLC
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Fiscal Impact (\$)

\$678,137

Sales Tax Abatement \$323,000 Mortgage Recording Tax Abatement \$51,479

Estimated Abatement Cost

Real Property Tax Relief \$303,658

New Investment \$24,432,047 **PILOT Payments** \$290,909 Project Wages (10 years) \$12,365,000 **Construction Wages** \$1,741,200 Employee Benefits (10 years) \$2,473,000 **Project Capital Investment** \$7,460,000

Agency Fees \$101,938

Benefit:Cost Ratio 36:1

Project Description

The applicant is constructing an approximate 24,000 sqft building on a 12.17-acres parcel in the full service electical contractor that designs and builds electrical substations, maintains and repairs high voltage transmission lines and powe restoration.

Town of Clay. The building will house training space, tooling and de-tooling of trucks, climate controlled safety equiment storage, general storage and office space. JW Didado Electric is a

J.W. Didado Electric, LLC

6/14/2022

A) P	ILOTS Estima	ate Table Wor	ksheet		
	for <u>1</u>	<u>5</u> years			
OCIDA estimate of current market value				\$	163,488
Projected investment				\$	4,600,000
OCIDA estimate of increase in value				\$	840,000
OCIDA estimated value after project is completed				\$	1,003,488
Taxes that would have been collected if the project did not occur				\$	96,867
Scheduled PILOT payments				\$	290,909

PILOT YEAR	Exemption %	1	Onondaga County	Clay	ı	iverpool School District	0	Total PILOT	Full Tax syment w/o PILOT	Net Exemption
1	100%	\$	828	\$ 415	\$	4,359	\$ -	\$ 5,601.36	\$ 34,381	\$ 28,780
2	100%	\$	844	\$ 423	\$	4,446	\$ -	\$ 5,713.39	\$ 35,069	\$ 29,355
3	90%	\$	1,304	\$ 653	\$	6,865	\$ -	\$ 8,821.90	\$ 35,770	\$ 26,948
4	90%	\$	1,330	\$ 666	\$	7,002	\$ -	\$ 8,998.34	\$ 36,486	\$ 27,487
5	80%	\$	1,817	\$ 910	\$	9,566	\$ -	\$ 12,293.52	\$ 37,215	\$ 24,922
6	80%	\$	1,853	\$ 928	\$	9,758	\$ -	\$ 12,539.39	\$ 37,960	\$ 25,420
7	70%	\$	2,369	\$ 1,187	\$	12,475	\$ -	\$ 16,031.24	\$ 38,719	\$ 22,687
8	70%	\$	2,417	\$ 1,211	\$	12,724	\$ -	\$ 16,351.87	\$ 39,493	\$ 23,141
9	60%	\$	2,963	\$ 1,485	\$	15,603	\$ -	\$ 20,050.91	\$ 40,283	\$ 20,232
10	60%	\$	3,023	\$ 1,514	\$	15,915	\$ -	\$ 20,451.93	\$ 41,089	\$ 20,637
11	50%	\$	3,602	\$ 1,804	\$	18,963	\$ -	\$ 24,369.20	\$ 41,910	\$ 17,541
12	40%	\$	4,202	\$ 2,105	\$	22,127	\$ -	\$ 28,434.99	\$ 42,749	\$ 14,314
13	30%	\$	4,826	\$ 2,418	\$	25,410	\$ -	\$ 32,653.65	\$ 43,604	\$ 10,950
14	20%	\$	5,473	\$ 2,742	\$	28,815	\$ -	\$ 37,029.69	\$ 44,476	\$ 7,446
15	10%	\$	6,143	\$ 3,078	\$	32,347	\$ -	\$ 41,567.72	\$ 45,365	\$ 3,797
TOTAL		\$	42,993	\$ 21,540	\$	226,376	\$ -	\$ 290,909	\$ 594,567	\$ 303,658

Year										
	0	1	2	3	Total					
Jobs										
Current/Actuals										
Creation Goals										
Total Employment Goals										
Goals	0	7	8	3	18					



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

- 1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
- 2. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.
- 3. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
- 4. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.
- 5. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. An Application will not be considered by the Agency until the Application fee has been received.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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
- 10. This Application was adopted by the OCIDA Board on January 18, 2022.

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

Return to:

Onondaga County Industrial Development Agency Attn: Nancy Lowery 333 W. Washington Street, Suite 130 Syracuse, NY 13202

Phone: 315-435-3770 | Fax: 315-435-3669

nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Nonecessary.	ot Applicable" and "See Attached" where
Submittal Date: Amended	1 & Restated Date: 13 June 2022
A) Applicant/Project Operator information	on (company receiving benefits):
Applicant/Project Operator: Click here to ent	ter text
Applicant/ Project Operator Address:	
Phone:	Fax:
Website:	- E-mail:
Federal ID#:	NAICS:
State and Year of Incorporation/Organizatio	n:
Owner (if different from Applicant/Project C	Operator):
Owner Address:	
Federal ID#:	
	n:
B) Individual Completing Application: Name:	
Name:	
Address:	
Phone:	
F-mail:	1 W/M

	terent from individual completing application):
Phone:	Cell Phone:
	Cen i none.
D) Company Counsel:	
,	
Phone:	
E) Business Organization (c	check appropriate category):
☐ Corporation	□Partnership
☐ Public Corporation	□Joint Venture
☐ Sole Proprietorship	☐Limited Liability Company
☐ Other (please specify):	
	s established:
5	
F) List all stockholders, mei	mbers, or partners with % of ownership greater than 5%:
,	
Name	% of ownership

G) Applicant Business Description:

Es	timated % of sales within Onondaga County:			_
Es	timated % of sales outside Onondaga County but within New York S	tate:		_
Es	timated % of sales outside New York State but within the U.S.:			_
Es	timated % of sales outside the U.S.:			_
(*I	Percentage to equal 100%)			
H)	Applicant History: If the answer to any of the following is "Yes", 1	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 ban	kruptcy?	
	Please attach any explanations.	□Yes	s 🗆 No	
I)	Has the Project Beneficiary received assistance from OCIDA, Sy	racuse Indust	rial Developn	nent
	Agency (SIDA), New York State or the Onondaga Civic Developm	ent Corporation	on (OCDC) in	the
	past? If yes please attach an explanation and please give year, pr	oject name, a	nd description	n of
	benefits and address of project.			
	□Yes □No			

Section II: Project and Site Information

, ,	and the current location should be in Section I.
Legal Address (if different):	
City:	Village/Town:
Zip Code:	School District:
Tax Map Parcel ID(s):	
Full Market Value:	Footage of Existing Building:
Census Tract:	
B) Type (Check all that apply):	
 □ New construction □ Expansion/Addition to current facilities □ Renovation of existing facility □ Housing Project □ Renewable Energy Project □ Retail 	□ Purchase of machinery and/or equipment □ Brownfield/Remediated Brownfield □ LEED Certification □ Demolition and Construction □ Acquisition of existing facility/property □ Other:
undertaken but for the financial assistance	ee page 15)
, 1	detailed narrative of the proposed Project. Please opies of site plans, sketches or maps. This narrative
principal products to be produced and Project site;	ckground, customers, goods and services and the lor the principal activities that will occur on the leet and a breakdown of square footage per each
\square (iii) the size of the lot upon which the P	e intended use of the site upon completion of the

E)	Select Project type for all end users at Project site (you may check more than one):**Please check any and all end users as identified below									
	□ Industrial □ Bank Office □ Acquisition of Existing Facility □ Retail (see page 14) □ Housing Project (see page 17) □ Mixed Use □ Equipment Purchase □ Facility for Aging □ Multi-Use Tenant □ Civic Facility (not for profit) □ Renewable Energy Project (see page 15) □ Other □ Commercial									
F)	If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.									
G)	For the Agency to consider this Project, please provide the following information:									
	 Does the Project consist of new construction or expansion or substantial renovation of an existing facility? Yes 									
	Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?☐ Yes☐ No									
	 Does the Project beneficiary serve a customer base primarily outside of Onondaga County? 									
	□Yes □No									
H)	Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.									
	□Yes □No									
I)	Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.									
J)	Local Approvals (Site Plan and Environmental Review) 1. Have site plans been submitted to the appropriate town or local planning department?									

AMENDED & RESTATED APPLICATION (06.13.2022) (Removal of G & R Morgan Road) received site plan approval from the town or local planning board?

2.	Has the project received site plan approval from the town or local planning board?
	□Yes □No
3.	If no, what is the anticipated approval date?
4.	If yes, provide the Agency with a copy of the Planning Board's approval resolution along with
	the related SEQR determination. (NOTE: SEQR determination is required for final approval
	and sales tax agency appointment.)
5.	Environmental Information
	a. Please attach the appropriate Environmental Impact Forms to your application. Here is a
	link to the SEQR forms: http://www.dec.ny.gov/permits/6191.html
	b. Have any environmental issues been identified on the property?
	□Yes □No
	If ves, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

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

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

B)	TOTA	L Capital Costs	\$					
	Project refinancing: estimated amount (For refinancing of existing debt only)							
	(For refinancing of existing debt only) \$							
	Source	s of Funds for Project Costs:						
	1.	Bank Financing	\$_					
	2.	Equity (excluding equity that is attributed to grants/tax credits)	\$_					
	3.	Tax Exempt Bond Issuance (if applicable)	\$_					
	4.	Taxable Bond Issuance (if applicable)	\$_					

	blic Sources (Include sum total of all state and d tax credits)	federal grants \$	
	-Identify each state and federal grant/credit:		
		\$	
		\$	
		\$	
6. Tot	tal Sources of Funds for Project Costs	\$	
*Full	oyment and Payroll Information Time Equivalent (FTE) is defined as one employees or two or more employees together working Are there people currently employed at the property of the proper	ag a total of 40 hours per we	ek.
2.	Complete the following:	J	, <u>——</u>
	Estimate the number of FTE jobs to be retained as a result of this Project:		
	Estimate the number of construction jobs to be created by this Project:		
	Estimate the average length of construction jobs to be created (months):		
	Current annual payroll at facility:		
	Please list, if any, benefits that will be available to either full and/or part time employees:		
	Average annual benefit paid by the company (\$ or % salary) per FTE job:		
	Amount or percent of wage employees pay for benefits:		
	Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga,		
	Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:		

^{*}Additional optional/elective benefits include: Long & Short Term Disability/Life Insurance
Employee Assistance Plan/LifeLock/Metlife Critical Illness/Hospital Indemnity Insurance
Accident Insurance/Healthcare Flex Spending Account/Dependent Care Flex Spending Account

D) New Employment Benefits

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

material would add clarity.								
Please use this chart	to illustrate th	ne current	employment: No	t Appli	cable			
Job Title/Category		Current	Annual Pay		Current Emp	loyment (FTE)		
Please use this chart	to illustrate th	ne projecto	ed employment gr	owth:	See attached of	chart.		
Job Title/Category	Current Ann	ual Pay	Jobs Created		os Created	Jobs Created		
			Year 1	Ye	ar 2	Year 3		
If you prefer, you regarding the Proje		ob chart o	of your own that or	utlines	the job growth	n projections		
E) Financial A	Assistance sou	ight (estin	nated values):					
	Property Tax .	Abatemen	t (PILOT):					
□ Mort	gage Recordii	ng Tax Ex	emption (.75% of	amoun	t mortgaged):			
☐ Sales	and Use Tax	Exemption	on (4% Local, 4%)	State):_				
□ Tax l	Exempt Bond	Financing	g (Amount Reques	ted):				

☐ Taxable Bond Financing (Amount Requested):____

be subject to mortgage recording tax:	gage that would
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 an subject to State and local Sales and Use Tax – said amount to benefit from the and Use Tax exemption benefit:	
	\$
Estimated State and local Sales and Use Tax Benefit (product of 8% ranges, above) (This should match the amount in section "E" on page 9 only exists to help you with your estimate):	

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

SECTION: V For Retail Projects Only

1.	Will the cost of the retail portion of the Project exceed one-third of the total project cost?
	□Yes □No
2.	Is the Project located in a distressed area? A distressed area is a census tract that has a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
3.	Is the Project likely to attract a significant number of visitors from outside of the economic development region?
4.	Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located. \[\textsqr{Y}\text{es} \textsqr{N}\text{o} \]

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1.	Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2.	Is the applicant leasing the property? ☐ Yes, please provide a copy of the lease ☐ No, purchased the property. Please provide documentation.
3.	Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project? ☐ Yes ☐ No
4.	Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
	☐ Yes. Please provide copy.
	□ No
5.	Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
	☐ Yes. Please provide copy.
	□ No
6.	Is the entire parcel being used for the solar project?
	□ Yes
	☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7.	Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
	☐ Yes, explain.
	□ No

*PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE

OCIDA Solar PILOTs Guidance and Best Practice

OCIDA SOLAR PILOTS GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

- 1. Fully completed OCIDA application.
- 2. Copy of Environmental Assessment Form.
- 3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
- 4. Copies of your zoning applications submitted to the local municipality.
- 5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
- 6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less then entire parcel then see 5 above.
- 7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
- 8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

- 1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
- 2. Is the Project being built in a blighted area? Please describe.
- 3. Is the Project fulfilling an unmet need in the area? Please explain.
- 4. Please provide a market study documenting a need for such housing.
- 5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
- 6. Is the Project considered infill in a populated area? Please explain.
- 7. Does the Project provide walkability?
- 8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
- 9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, subcontractors, 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 Karama JWD (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 02.18.2022 (date).

Representative for Contract:			
Address: 1033 Kelly Avenue	City: Akron	State: OH	Zip: 44306
Phone:	Email:		
Project Address: Morgan Road	City: Clay	State: NY	Zip: <u>13041</u>
VIID Of the form			
General Contractor: VIP Structures Contact Person: Vince Raymond			
Contact Person: Vince Raymond	City: Syracuse		
Contact Person: Vince Raymond Address: One Webster's Landing	City: Syracuse Email: vraymond@		
Contact Person: Vince Raymond			1

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds		Due at closing
Bond refinancing and refunding	.0025 of TPC	
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

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

Section X: Recapture of Tax Abatement/Exemptions

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

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

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

Name of Applicant Company

J.W. Didado Electric, LLC MOKON NO AN IX OX OX IX OX I

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Gary J. Didado, President MANNEYX

Date: 2-18-2022

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

- 1. Robert M. Petrovich, Executive Director
- 2. Nathaniel Stevens, Treasurer
- 3. Nancy Lowery, Secretary
- 4. Karen Doster, Recording Secretary
- 5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

J.W. Didado Electric, U.C. MONGAN MONGAN ROLL IXX

Gary J. Didado, President (M) M) MONTH

Date: 2-18-2022

Section XII: Representations, Certifications, and Indemnification

	(Name	of	CEO	or	other	authoriz	zed r	epresen	tative	of
Applicant) confirms and says that	he/she	is	the					(ti	itle)	of
(nan	ne of co	rpor	ation	or (other e	entity) na	amed	in the	attacl	hed
Application (the "Applicant"), that	he/she 1	nas i	read th	ne fo	oregoir	ng Appli	cation	n and ki	nows	the
contents thereof, and hereby represe	ents, und	ersta	ınds, a	nd o	therwi	se agrees	s with	the Ag	ency a	and
as follows:						_		_	•	

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

- **F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- **G.** Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- **H.** Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
 - § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- **J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- **K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.
- L. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

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

Name of Applicant Company:	J.W. Didado Electric, LLC > AAA X P. Maran X AAA X LX
Signature of Officer or Authorized Representative:	Saylolad
Name & Title of Officer or Authorized Representative:	President & Metrix et
Date: 2-18-2022	
STATE OF NEW XXXXXXX OHIO	
COUNTY OF CONCENTRACE SUMMIT) ss.;	
Gary J. Didado, President MINIMINION, being	first duly sworn, deposes and says:
1. That I am the President X MX/NX (Corpora (Applicant) and that I am duly authorized on b	
2. That I have read and attached Application, I keep best of my knowledge and belief, this Application	•
Subscribed and affirmed to me under penaltic perjury this day of 2023 (Notary Public)	(Signature of Officer) es of Maria Jacobozzi Resident Summit County Notary Public, State of Ohio My Commission Expires: 2/10/2026

End of Application

Rev 1.18.22

ATTACHMENT TO AMENDED AND RESTATED APPLICATION FOR BENEFITS ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY J.W. DIDADO ELECTRIC, LLC

SECTION II: Project and Site Information

- C) Given all the uncertainties associated with this Project, including the expansion into a new state and the volatility of the overall economy caused by the pandemic and rising inflation, this Project needs the certainty of the financial assistance available from the Agency for the Project to be economically feasible.
- D) Detailed information regarding J.W. Didado Electric, LLC ("JWD") including JWD history, the executive team, operations, and experience is included with this Application. The Applicants include a brief summary of that detail here.

In 1958, JWD began as a one-man crew. Today, from the main headquarters are in Akron, Ohio, JWD, a full-service electrical contractor, serves customers in 23-states, and employs more than 700-people. JWD's customers include commercial, industrial, institutional, and utility companies. JWD's services include designing and building electrical substations, maintaining and repairing high voltage transmission lines, providing advanced technology solutions, undertaking electrical infrastructure repairs needed to restore severe storm damage. The core values of JWD are safety, quality, customer service, diversity, community service, and sustainability. JWD has a well-established train-to-hire program as well as a mentoring program.

JWD evaluated the need to better position the company's resources to serve the company's customer base in the northeastern United States for services including storm repair response and construction of infrastructure improvements, such as microgrids and utility scale renewable energy projects, and determined to expand in New York State. The Project site is JWD's preferred location for the New York State expansion.

JWD has assumed the purchase contract for the Project site and, on satisfaction of all conditions precedent, JWD will acquire the Project site on which JWD will develop the Project. From the Project facility, JWD will serve customers both within and beyond New York State as shown in the maps included with this Application.

The Project will include construction of an approximately 24,000-square foot steel frame building on the approximately 12.17-acres Project site. The approximately 10,000-square foot, 2-story portion of the facility will serve as office and training space, and the remaining 14,000-square feet will include 9-pull-in truck bays to facilitate the tooling and de-tooling of trucks before and after use at on-site locations and the service and maintenance of the trucks; climate-controlled safety equipment storage area; general storage; employee onboarding area; and smaller office space. In addition to the building, there will be parking and infrastructure improvements to support JWD's operations. Once operational at the Project site, JWD will introduce the "Live Classroom" concept used at JWD's Ohio headquarters and discussed in more detail in the materials included with this Application.

SECTION II: PROJECT AND SITE INFORMATION

D (continued) and I

Our Executive Team at J.W. Didado Electric



Gary DidadoPresident of JWD



Maria Jacobozzi Didado Vice President of JWD



Michelle Molinet
Chief Financial Officer



Dan SublettVice President of Operations



George Bare ice President of Fleet



Lindsay GierhartVice President of Financial
Processes & Controls



Bill PaolilloVice President Strategic Alliances & Advanced Technologies



Ed ZettsVice President of Substation
& Infrastructure



Gary DidadoPresident of JWD



Gary's father, John, founded J.W. Didado in 1958. Gary started his career in 1977 as an electrical contractor with J.W. Didado and was named President in 1981. Under Gary's leadership, J.W. Didado has grown into one of the nation's largest and most successful full-service electrical contracting firms and was acquired by Quanta Services in 2013.

He is responsible for the vision, mission and day-to-day operations of J.W. Didado, as well as strategic planning, sales and marketing, union and contract negotiations.

Gary is a graduate of Tallmadge High School and attended The University of Akron. He has held 36 individual electrical licenses in Ohio and surrounding states.

An active volunteer in the Akron community, Gary serves on the boards of Akron Children's Hospital Foundation and Walsh University. He has served and supports Catholic Charities Community Services of Summit County, Embrace Clinic & Care Center, Archbishop Hoban High School, St. Vincent-St. Mary High School, the Julie Billiard School for Autism, Boy Scouts of America, Halo Foundation, Summit County Department of Disabilities, St. Bernard's Hunger Center, Sister Annette's Flag Memorial and Challenger Ball Field.



Dan SublettVice President of Operations



As Vice President of Operations for J.W. Didado Electric, Dan Sublett is responsible for execution of the company's growth strategies, new business development, corporate polices implementation, and all overhead construction operations.

He earned a Bachelor of Science degree in Civil and Construction Engineering from Youngstown State University in 2007 as well as a Master of Business Administration degree from Malone University in 2013. In addition to his formal education Dan also holds certifications as a Project Management Professional and E.I.T. In 2014, he completed the Civil Engi-

neer Officer Course at Wright Patterson AFB, Dayton, Ohio.

Dan began his career working for a large investor-owned utility where he developed his foundational knowledge of electrical infrastructure design and construction. After five years working directly for a utility, he took on the role as a Lead Project Manager for a global EPC contractor.

He joined J.W. Didado in 2013 as a Project Manager, overseeing a portfolio of work in excess of \$200M annually. Throughout his career with J.W. Didado, he has provided leadership and support for the company's growth and success.

In addition to his professional responsibilities, he is a Captain in the Ohio Air National Guard. He has served in various leadership capacities for 19 years in the military as both an enlisted member and officer. During this time, he has been a part of numerous overseas missions in different capacities which has contributed to the development of his leadership skills and growth.





We are J.W. Didado Electric, one of the nation's foremost electrical contractors and the right choice for your home, business, or city.

At J.W. Didado we've been surpassing the expectations of our customers for more than 60 years.

John W. Didado likely never envisioned that the company he started as a one-man crew in 1958 would grow into the company that it is today.

Headquartered in Akron, Ohio, J.W. Didado is a full-service electrical contractor providing high performance solutions to residential, commercial, industrial, institutional, and large utility customers.

Serving customers in 23 states, we now employ more than 700 people. One of the largest and most successful electrical contractors in the U.S., our manpower and equipment enable us to handle projects of any size and type.

Though we've grown, we haven't forgotten where and how we started. We know that helping others is good business and we contribute significant financial support and volunteer hours to worthy civic, charitable, and cultural organizations in the cities and communities where we live and work.

COMPANY OVERVIEW



Our Mission

J.W. Didado is committed to safe operations and providing superior service to our customers whether we're working for the family down the street or for one of the country's largest utilities, hospitals, universities or Fortune 500 corporations. We stake our reputation on every job that we do and dedicate our daily work to providing you with a More Powerful Life.

Our Core Values













SAFETY

QUALITY

CUSTOMER SERVICE

DIVERSITY

COMMUNITY SERVICE

SUSTAINABILITY

At all levels or our organization, safety, quality, customer service, diversity, community outreach and sustainability are the core values that guide us in our daily operation. These values reflect the vision of our senior leadership and their engagement sets the example for others. Their hands-on approach demonstrates their commitment to excellence and the standards we expect every member of the J.W. Didado team to live up to.



OUR SERVICES





BUSINESS DESCRIPTION

Our highly skilled and dedicated professionals can replace a single outlet in your home or wire new corporate buildings and hospitals.

We design and build electrical substations, maintain, and repair high voltage transmission lines, provide advanced technology solutions, and help restore power to cities ravaged by severe storms.

As a member of the Quanta Services family of companies, we have the financial strength, employees, equipment, and bonding capacity to handle the biggest and most complex projects.

J.W. Didado is an industry leader in storm restoration and disaster recovery services and has helped restore power after countless tornados, hurricanes, and ice and snowstorms throughout the Midwest, Atlantic and Gulf Coast regions. Our services include emergency overhead line repair up to 500kV, substation rebuild and repair, localized residential and commercial restoration, damage assessment services, generator installation and underground/network troubleshooting.

Our fully equipped fleet of vehicles and our ability to mobilize and transport experienced crews in hours rather than days sets us apart and is why we are a trusted storm restoration partner of many of the country's largest utilities.







As a full-service contractor, J.W. Didado offers a host of solar services related to utility scale and microgrids.

As a full-service contractor, J.W. Didado offers a host of solar services related to utility scale and microgrids. We offer a full menu of project management, planning, engineering, procurement, construction, commissioning, and maintenance as your turnkey Engineer/Procure/Construct (EPC) solution-based specialist. Benefits of these services allows our customers to optimize energy costs, gain access to stored power, ensure quality and security of supply and provide a positive environmental impact.



At J.W. Didado we walk you through the process to understand how your renewable generation will impact your profit, people, and the planet. When considering a renewable generation solution, you need to define the use case for resilience, reliability, and sustainability. J.W. Didado offers a full menu of planning, project management, engineering, procurement, construction, commissioning, and maintenance services.



J.W. Didado offers access to the deepest and broadest skills pool, in addition to the comprehensive portfolio of civil and outside electric capabilities in North America. We self-perform all electrical work, collaborating with our customers to provide high quality, cost certainty, and safety. With J.W. Didado, you have the flexibility of choosing a single service or full EPC solution for your renewable generation needs.











COMMUNITY OUTREACH AT JWD

VOLUNTEERISM • SUPPORTING LOCAL • TRAIN TO HIRE

At J.W. Didado, we know that a key component of being a good corporate citizen is giving back to the communities in which we live and work and we have a long and extensive history of community service. Our community outreach is broad and multifaceted and one of our core values. Helping the disadvantaged and less fortunate, financially supporting worthy charitable and nonprofit organizations and volunteering our time and efforts are key components of our community outreach programs.

We're proud of our contributions to the many worthy causes we support and of our participation in many major construction and reconstruction projects in Akron and throughout Northeast Ohio. The bottom line is that J.W. Didado is an active, responsible corporate citizen that believes in its communities and will continue to support and participate in projects that will help ensure their success.

Our "Live Classroom" program is designed to mentor students who desire to pursue careers in the fields of construction, engineering, or architecture by focusing on STEM related training. Our 12-week workforce development program, "Train to Hire", is aimed at transitioning young adults to fulltime, part-time, or project specific employment opportunities. The promotion of our "Brighter Future Program" helps to guide individuals who have previously been incarcerated providing them with second chance work opportunities.

J.W. Didado utilizes Competitive Edge for business development in addition to its existing diversity inclusion model. The company is moving to collectively mold a strong commitment to the enrichment of several areas such as economic stability, community outreach, education, and mentorship. Our ultimate goal is to become a beneficial resource for local communities, youth, residents, and our local businesses.

Through community involvement, the money allocated for J.W. Didado Electric's projects is invested back into the local surrounding communities. Subcontractors are required to utilize available local workforce, suppliers, and contractors. Competitive Edge enrichment plan allows economic improvement as a result of project dollars being reinvested back into local regions.



Live Classroom Program



Train to Hire Program



Competitive Edge



National Grid

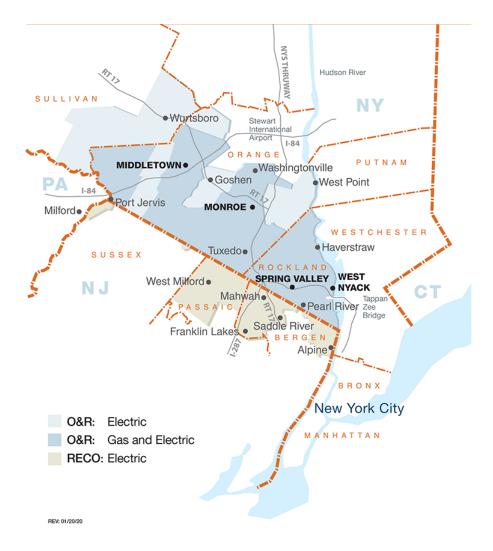
nationalgrid





Orange & Rockland







New York Power Authority





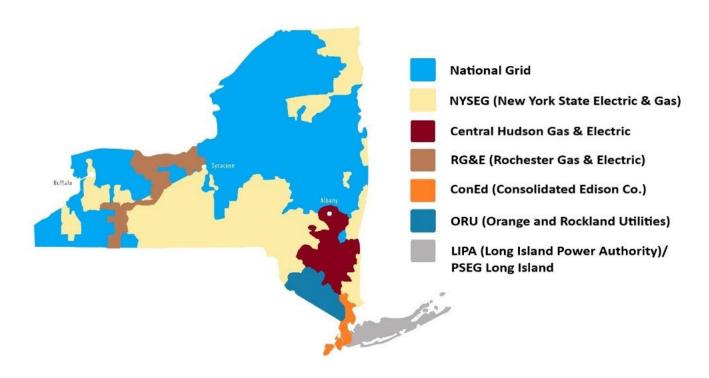




LIPA

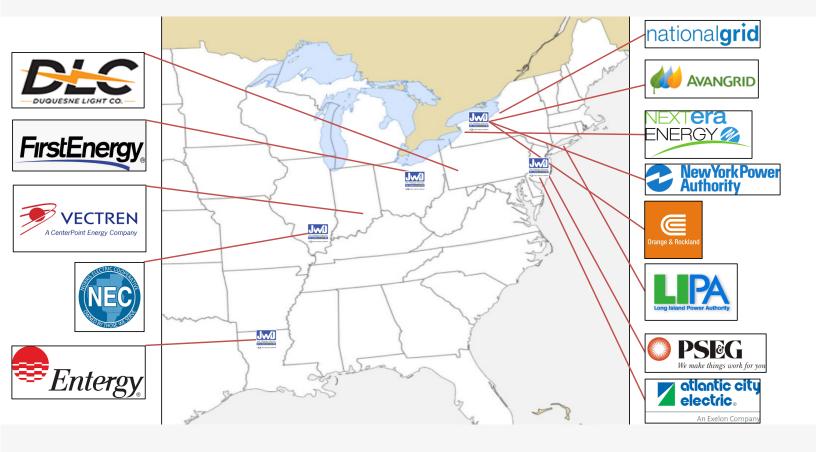


New York Electric Utility Territory Map





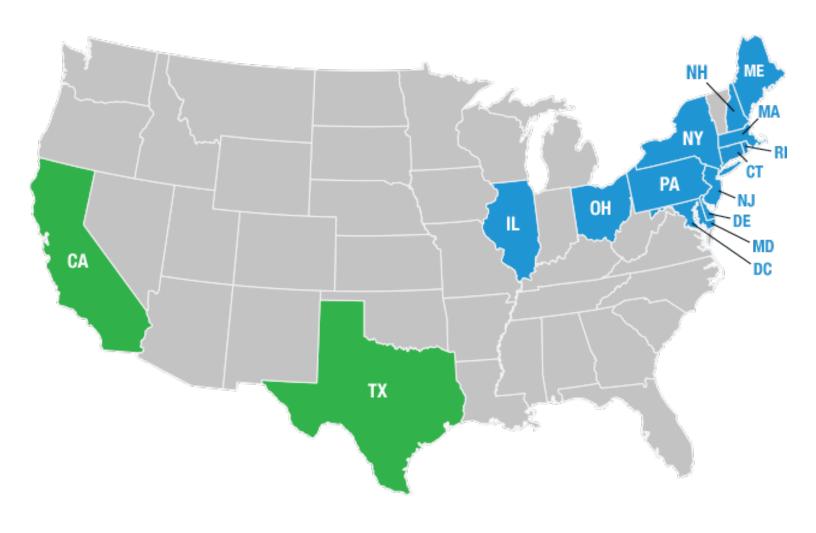
Customers Served





NextEra Energy

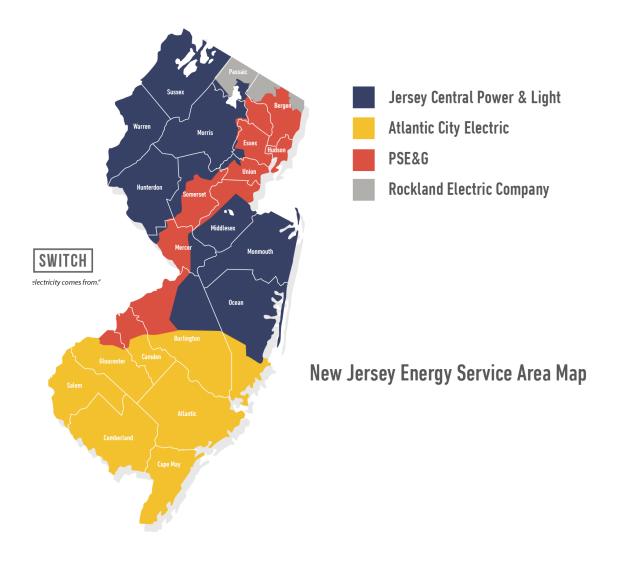






PSE&G

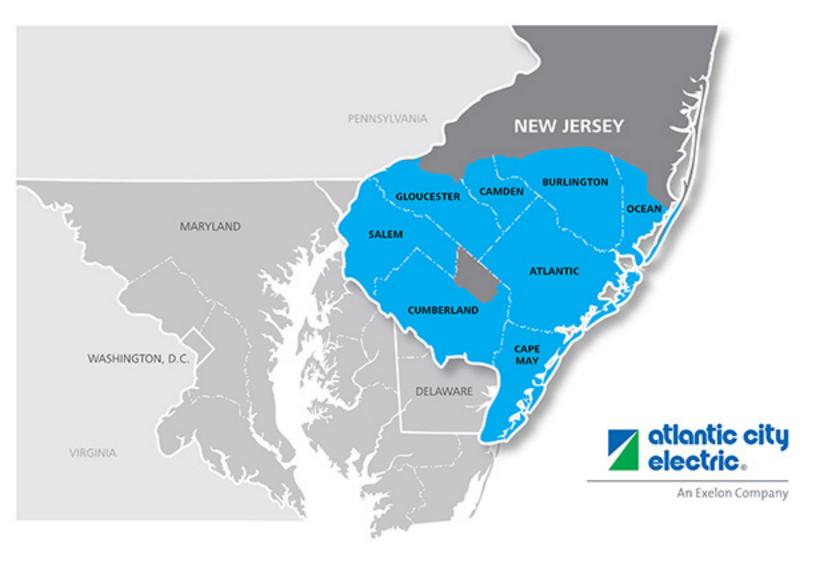






Atlantic City Electric

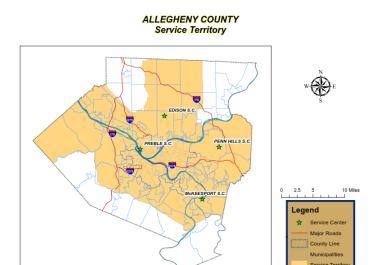


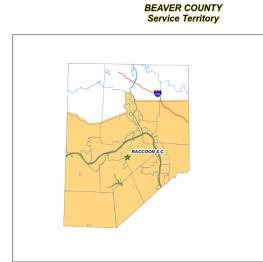


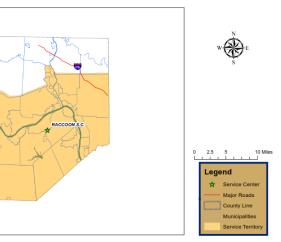


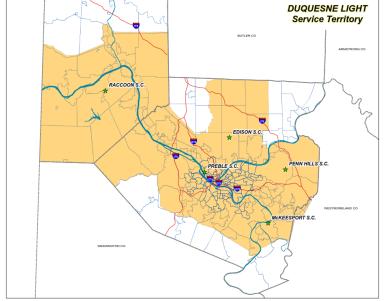
Duquesne Light Co.











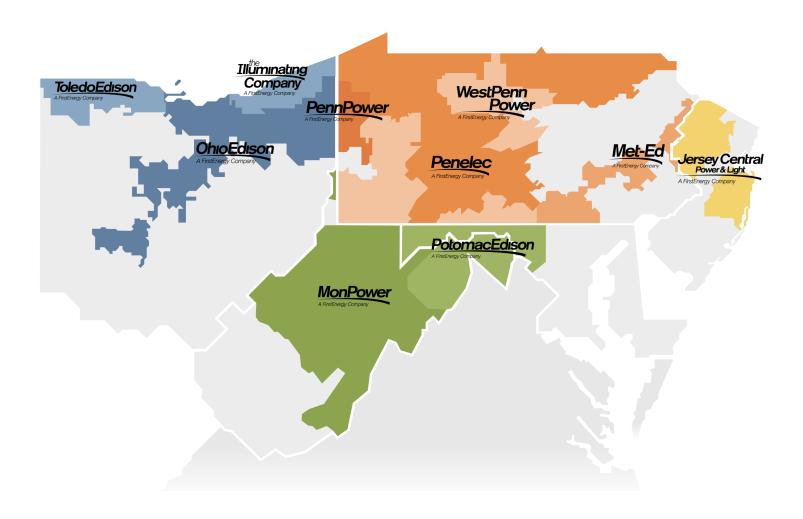






FirstEnergy

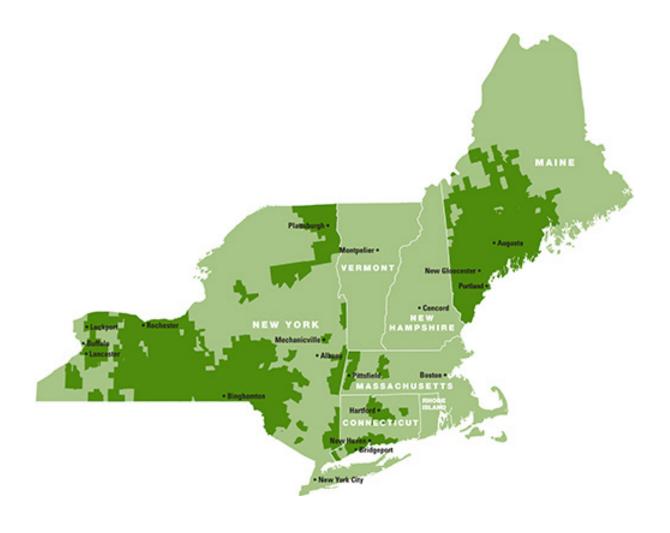






AvanGrid







SAFETY AND ESG

J.W. Didado's safety program sets us apart from our competition.

We believe that our investment in safety is paramount to the success of our employees and ultimately Quanta and the J.W. Didado operations.

We have invested in and developed an in-house Civil Division by hiring a full-time Safety and Environmental Manager to handle environmental compliance and restoration. This helps to ensure better oversight on our projects and communication with the stakeholders. It has also helped in responding to the enhanced challenges and regulations required of certain state requirements specific to New York and the surrounding areas related to erosion control, water run-off and sediment control.







ESG AT JWD

ENVIRONMENTAL • SOCIAL • GOVERNANCE



PEOPLE · PLANET · PRINCIPLES

- JWD Competitive Edge Program resourced two successful New Hires. One is a Project Manager Assistant on the jobsite; the other is working with the line crews and will be attending the Lazy Q's Accelerated Apprenticeship Line Workers Training program.
- Currently we have two entry level employees who are attending the Lazy Q's Accelerated Apprenticeship Line Workers Training program.
- JWD Competitive Edge Program's network of non-profits and faithbased organizations gave diverse communities' greater access job opportunities
- Initiated new recycling program at HV Building and Main office

- Installed New LED lighting in H.V. Building (100 LED Lights)
- Exploring feasibility of electric vehicles for fleet for service divisions and management in 2022
- Exploring installation of EV charging Stations at JWD Headquarters and High Voltage Buildings in 2022
- Executive Management members are encouraged to serve and participate on at least one charitable organization board or committee and encourage their Departments and/or teams to participate























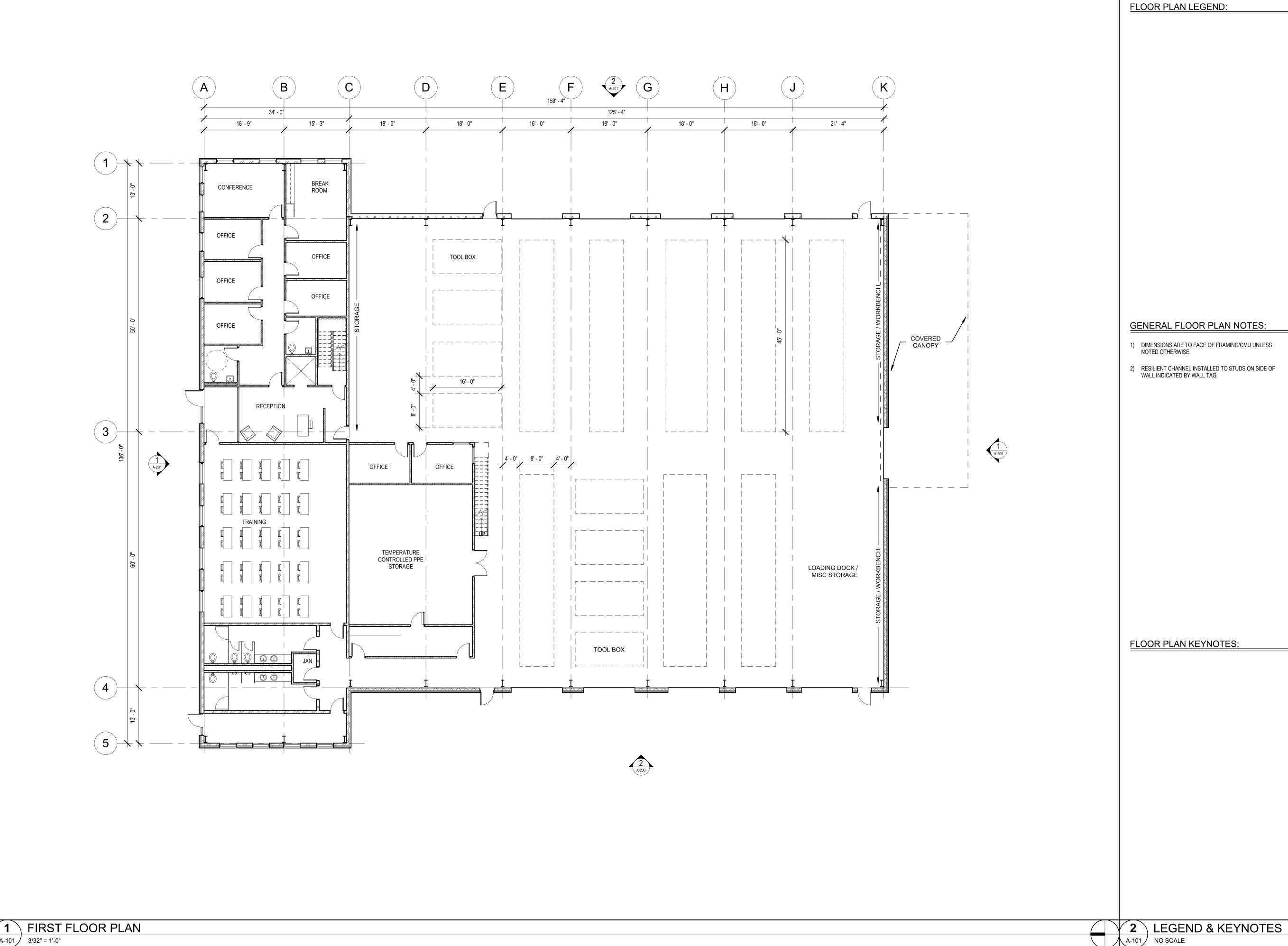
We look forward to partnering with the local community and surrounding areas of Onondaga County and the State of New York. With your support, we can provide opportunities to drive sales and impact additional employment for ourselves and local community partners. We are confident that we can meet the challenges ahead and stand ready to participate in delivering a growth solution and revenue for J.W. Didado and our partners.

Thank you for your consideration.



A *<u>QUANTA SERVICES COMPANY</u>*



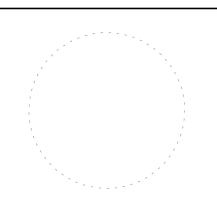


FIRST FLOOR PLAN

3/32" = 1'-0"

VIP STRUCTURES

> ONE WEBSTERS LANDING SYRACUSE, NEW YORK 13202 315.471.5338





GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE TO FACE OF FRAMING/CMU UNLESS NOTED OTHERWISE.
- RESILIENT CHANNEL INSTALLED TO STUDS ON SIDE OF WALL INDICATED BY WALL TAG.

NEW VEHICLE MAINTENANCE **FACILITY**

PROJECT VOLT

Morgan & Wetzel Road Clay, New York

В	02.10.2022	REVISED BUILDING PLANS
Α	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION
	SH	HEET ISSUES

VIP PROJECT NO. 21-3710 FILE NAME 3710_ARCH_v2020.rte DRAWN BY **CHECKED BY**

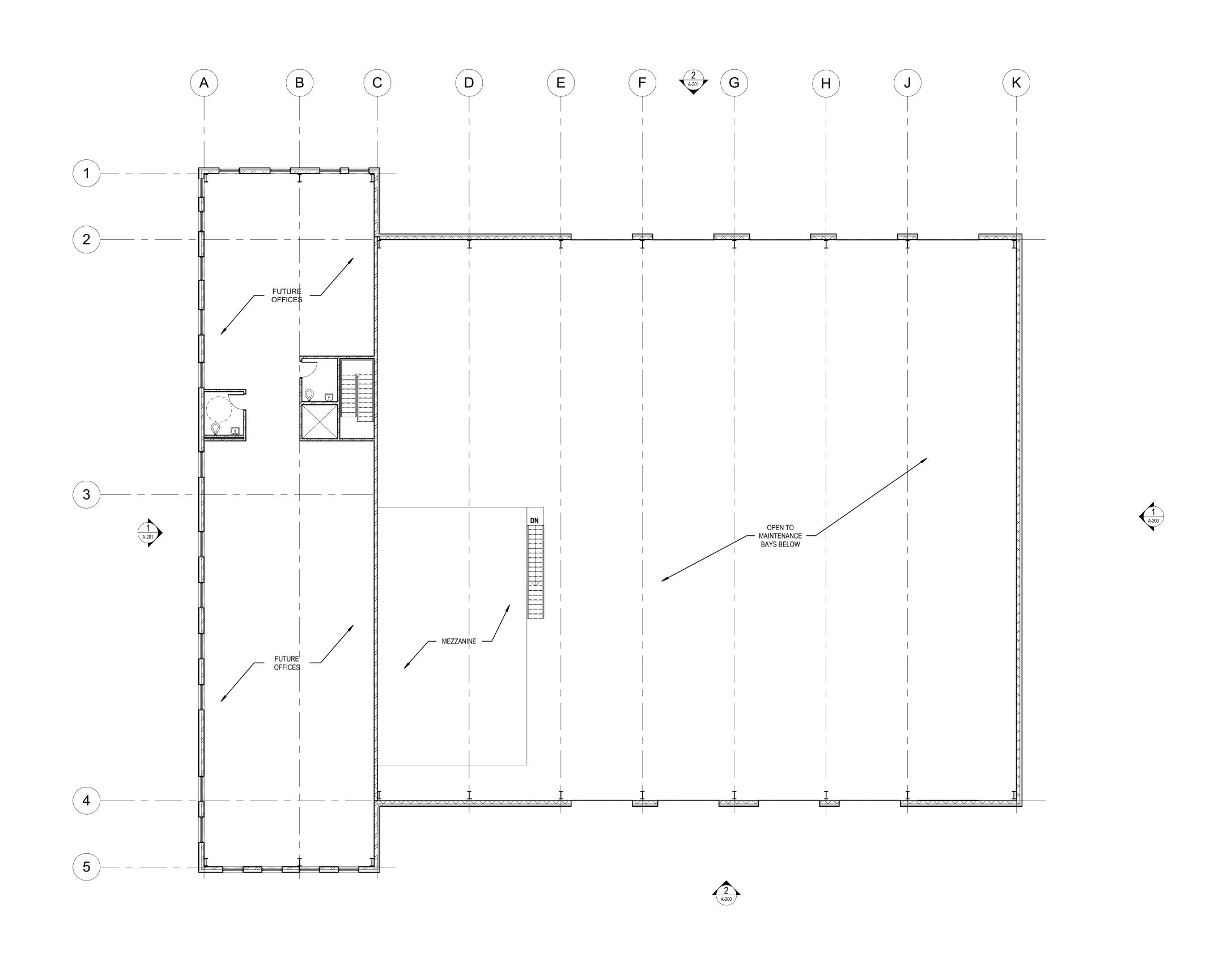
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ARCHITECTURE SHEET TITLE

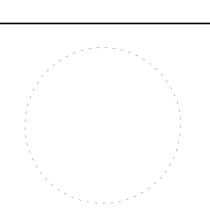
FIRST FLOOR PLAN

> SHEET NUMBER A-101





ONE WEBSTERS LANDING SYRACUSE, NEW YORK 13202 315.471.5338



NEW VEHICLE MAINTENANCE FACILITY

PROJECT VOLT

Morgan & Wetzel Road Clay, New York

В	02.10.2022	REVISED BUILDING PLANS
Α	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION
	SH	HEET ISSUES

	-	
	VIP PROJECT NO.	21-3710
	FILE NAME	3710_ARCH_v2020.rte
	DRAWN BY	Author
	CHECKED BY	MM

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ARCHITECTURE SHEET TITLE

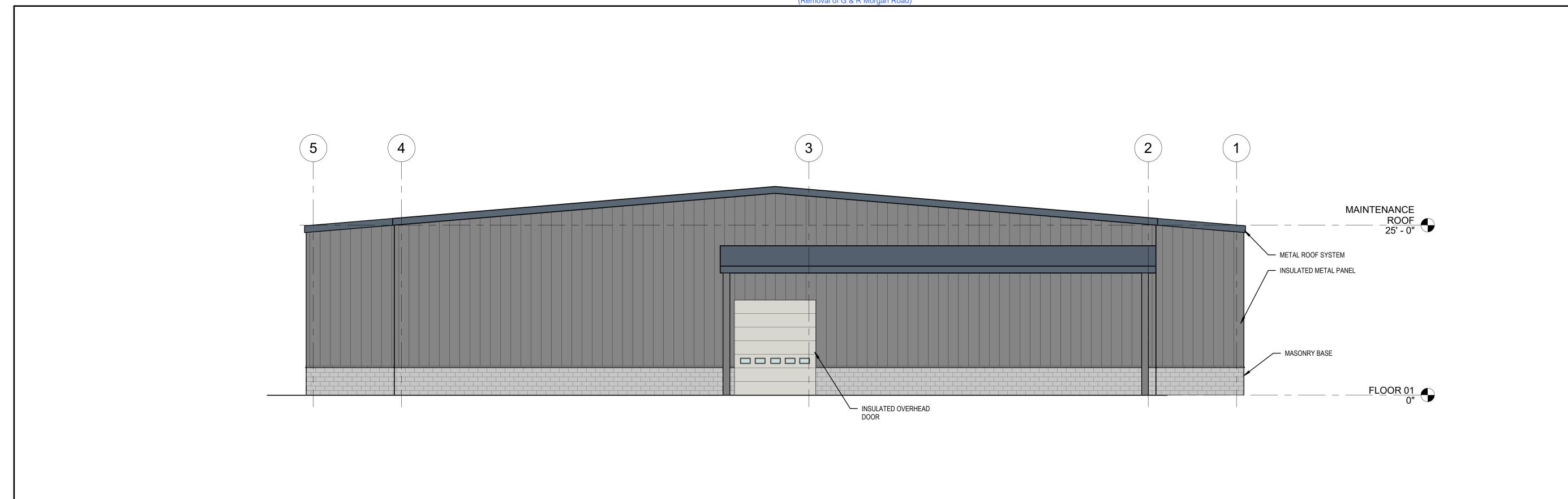
SECOND FLOOR PLAN

SHEET NUMBER

A-102

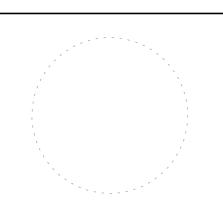
1 SECOND FLOOR PLAN (AT OFFICE)

3/32" = 1'-0"



VIP
STRUCTURES

ONE WEBSTERS LANDING SYRACUSE, NEW YORK 13202 315.471.5338





NEW VEHICLE MAINTENANCE FACILITY

PROJECT VOLT

Morgan & Wetzel Road Clay, New York

В	02.10.2022	REVISED BUILDING PLANS
Α	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION

9.		
VIP PROJECT NO.	21-3710	
FILE NAME	3710_ARCH_v2020.rte	
DRAWN BY	Author	
CHECKED BY	MM	

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LOADING DOCK - COORDINATE WITH SITE DRAWINGS

ARCHITECTURE SHEET TITLE

EXTR ELEVS SOUTH & EAST

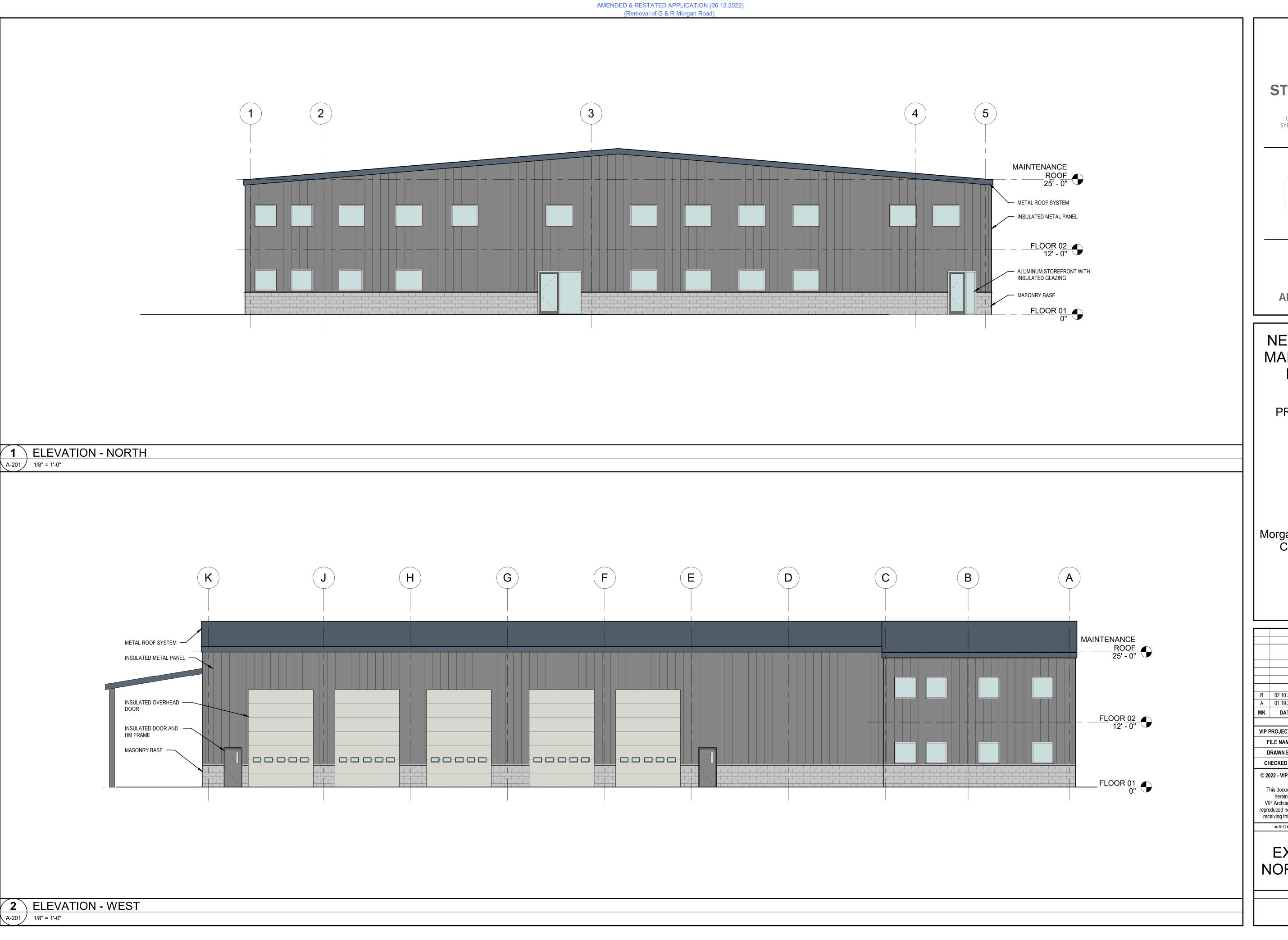
A-200

1 ELEVATION - SOUTH
1/8" = 1'-0"

(K) (E) F $\left(\mathbf{C}\right)$ $\left(\mathsf{D}\right)$ \bigcirc (B) (H) (A) METAL ROOF SYSTEM / INSULATED METAL PANEL MAINTENANCE
ROOF
25' - 0" INSULATED OVERHEAD DOOR FLOOR 02 12' - 0" / INSULATED DOOR AND HM FRAME FLOOR 01 0"

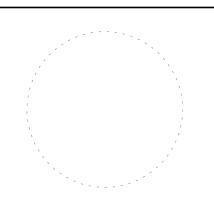
2 ELEVATION - EAST

A-200 1/8" = 1'-0"



VIP STRUCTURES

ONE WEBSTERS LANDING SYRACUSE, NEW YORK 13202 315.471.5338





NEW VEHICLE MAINTENANCE **FACILITY**

PROJECT VOLT

Morgan & Wetzel Road Clay, New York

9.		
VIP PROJECT NO.	21-3710	
FILE NAME	3710_ARCH_v2020.rte	
DRAWN BY	Author	
CHECKED BY	MM	

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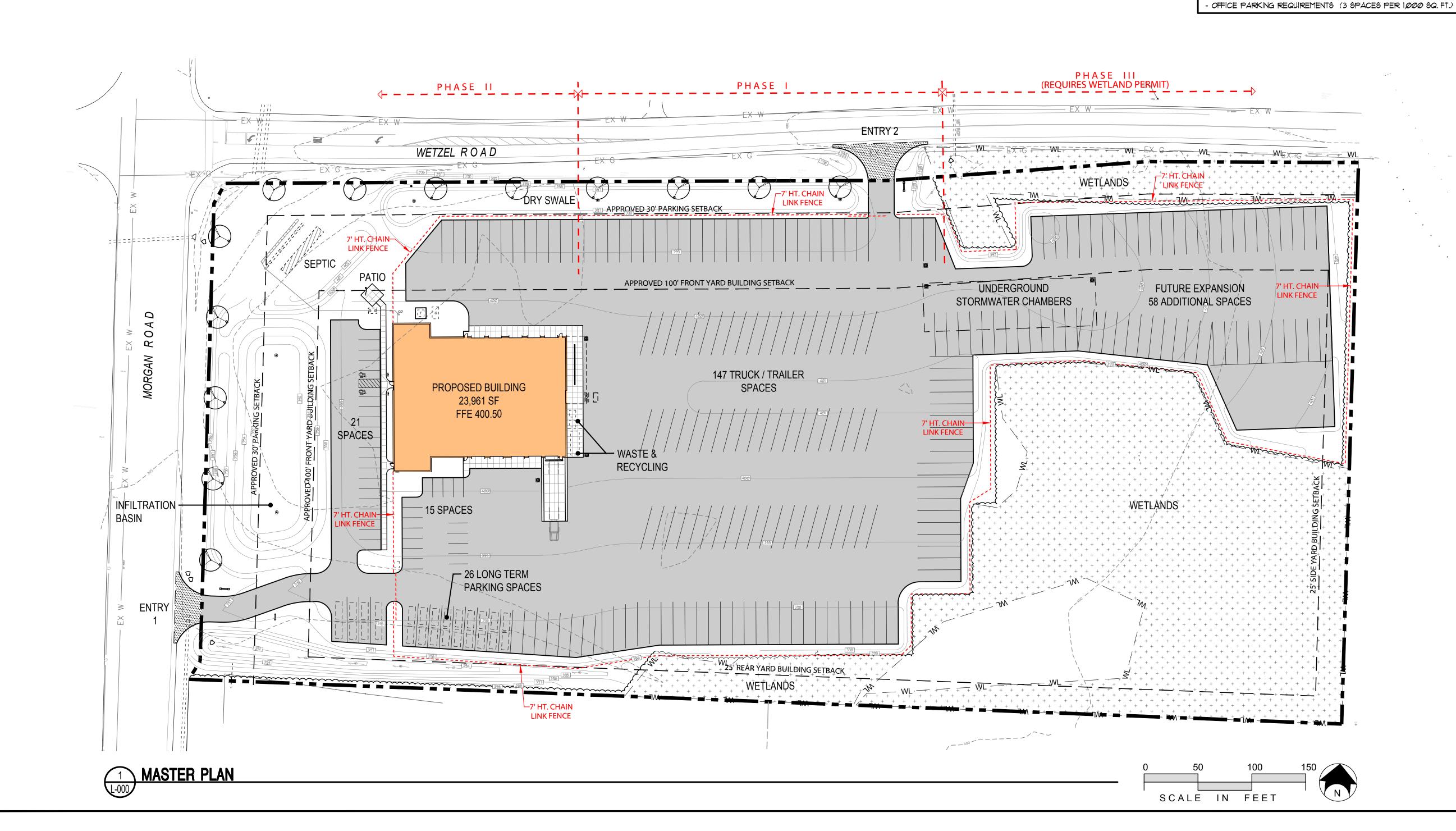
ARCHITECTURE SHEET TITLE

EXTR ELEVS NORTH & WEST

> SHEET NUMBER A-201

ZONING DAT	A CHART	X-ZONING DATA
ZONING - INDUSTRIAL	1 TOWN REQUIRED	PROPOSED
LOT WIDTH	N/A	1,061'±
LOT AREA	N/A	11.886 AC.
BUILDING COVERAGE	60% MAX.	3.65%
LOT COVERAGE	80% MAX.	52%
LOT DEPTH	N/A	460'±
FRONT YARD SETBAG	ZK 200' (ZBA-100' APPROVED,) 13Ø'±
SIDE YARD SETBACK	25'	726'±
REAR YARD SETBAC	K 25'	200'±
BUILDING HEIGHT	N/A	25'

OWN REQUIRED	
PER TOWN REGS.	<u>NEEDS BASED /</u> <u>Provided</u>
BØ SPACES N/A N/A N/A	33 SPACES 3 SPACES 26 SPACES 205 SPACES
36	Ø SPACES /A /A





ONE WEBSTERS LANDING SYRACUSE, NEW YORK 13202 315.471.5338



JW Didado Syracuse Division

Morgan and Wetzel Rd. Clay, NY 13088

		11/0000
BY	02.14.21	MUNICIPAL REVIEW
A	01.19.22	MUNICIPAL REVIEW
MK	DATE	DESCRIPTION
	SH	HEET ISSUES
VIP P	ROJECT NO.	
FILE NAME		41054
DRAWN BY		
DF	RAWN BY	NPL
	RAWN BY ECKED BY	NPL SLF

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MASTER PLAN

SHEET NUMBER

L-000

AMENDED & RESTATED APPLICATION (06.13.2022) (Removal of G & R Morgan Road)

SECTION III: Construction

D) Projected Employment Growth

Job Title/Category	Anticipated	Jobs Created	Jobs Created	Jobs Created
l see Time, emergery	Annual Pay	Year 1	Year 2	Year 3
REGIONAL MANAGER	\$140,000	1		
PROJECT MANAGER	\$120,000		2	
CONSTRUCTION MGR	\$150,000		1	
PROJECT ASSISTANT	\$50,000	1	1	
MECHANIC	\$50,000	1	1	
ESTIMATOR	\$85,000	1		1
SHOP SUPERVISOR	\$55,000		1	
GENERAL OFFICE	\$60,000	1		
MGR				
SAFETY PERSONNEL	\$100,000	1		
OFFICE ADMIN /	\$40,000	1		
CLERK				
SHOP SUPPORT	\$45,000		1	1
GROUNDMAN TRUCK	\$45,000		1	1
DRIVER				
TOTAL		7	15	18

AMENDED & RESTATED APPLICATION (06.13.2022) 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:		
JW Didado Syracuse Division		
Project Location (describe, and attach a general location map):		
Corner of Morgan and Wetzel Rd, Town of Clay, NY		
Brief Description of Proposed Action (include purpose or need):		
Construction of a new 24,000 s.f. commercial building. Site amenities include approximatruck/trailer parking spaces. NYSDEC compliant storm water management facilities will		
Name of Applicant/Sponsor:	Telephone: 315-471-5	338
VIP Structures, Inc (Vince Raymond)	E-Mail: vraymond@vi	pstructures.com
Address: One Webster's Landing		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 31-445-79	80
Keplinger Freeman Associates (Scott Freeman) - Landscape Architect	E-Mail: sf@keplingerfi	reeman.com
Address:		
6320 Fly Road (Suite 109)		
City/PO:	State:	Zip Code:
East Syracuse	NY	13057
Property Owner (if not same as sponsor):	Telephone:	
Lamjak Realty Co Inc	E-Mail:	
Address:		
3550 Burnet Ave		
City/PO: East Syracuse	State: NY	Zip Code:

AMENDED & RESTATED APPLICATION (06.13.2022) (Removal of G & R Morgan Road)

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	Applicati (Actual or	
a. City Counsel, Town Board, □Yes□No or Village Board of Trustees			
b. City, Town or Village ☐Yes☐No Planning Board or Commission	Town of Clay Site Plan Approval	1-19-22	
c. City, Town or ☐Yes☐No Village Zoning Board of Appeals			
d. Other local agencies ✓Yes□No	OCIDA	2-18-22	
e. County agencies ☑Yes□No	OCWA, OCHD	TBD	
f. Regional agencies			
g. State agencies ✓Yes□No	NYS DEC SPEDEs Permit	TBD	
h. Federal agencies ☐Yes☐No			
	or the waterfront area of a Designated Inland W	·	□Yes ☑No
ii. Is the project site located in a community iii. Is the project site within a Coastal Erosior	with an approved Local Waterfront Revitalizan Hazard Area?	tion Program?	✓ Yes□No □ Yes✓No
C. Planning and Zoning			
C.1. Planning and zoning actions.			
Will administrative or legislative adoption, or a only approval(s) which must be granted to enal. • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and corrections.			∐Yes ☑ No
C.2. Adopted land use plans.			
a. Do any municipally- adopted (city, town, vil where the proposed action would be located?) include the site	□Yes☑No
If Yes, does the comprehensive plan include spowould be located?		proposed action	□Yes□No
b. Is the site of the proposed action within any I Brownfield Opportunity Area (BOA); design or other?) If Yes, identify the plan(s):	ocal or regional special planning district (for e lated State or Federal heritage area; watershed		□Yes☑No
c. Is the proposed action located wholly or part or an adopted municipal farmland protection If Yes, identify the plan(s):	•	ipal open space plan,	□Yes ☑ No

Г	AMENDED & RESTATED APP	PLICATION (06.13.2022)	
C.3. Zoning	(Removal of G & R M	/lorgan Road)	
	located in a municipality with an action(s) including any applicable over		Z Yes□No
b. Is the use permitted or allowed b	by a special or conditional use permi	it?	✓ Yes No
c. Is a zoning change requested as particles,			□Yes☑No
i. What is the proposed new zonin			
C.4. Existing community services			
a. In what school district is the proj	ect site located? <u>Liverpool CSD</u>		
b. What police or other public proto Onondaga County Sheriffs Department	2 0		
c. Which fire protection and emerg Moyer's Corners Fire Department	ency medical services serve the proj	ect site?	
d. What parks serve the project site	?		
D. Project Details			
D.1. Proposed and Potential Devo	elopment		
a. What is the general nature of the components)? Industrial / Comm		ndustrial, commercial, recreational; if mix	ed, include all
b. a. Total acreage of the site of the	proposed action?	11.886+/- acres	
b. Total acreage to be physically	disturbed?	8.5+/- acres	
	any contiguous properties) owned		
or controlled by the applicant	or project sponsor?	11.886+/- acres	
c. Is the proposed action an expans			☐ Yes ✓ No
i. If Yes, what is the approximat square feet)? %		ion and identify the units (e.g., acres, mile	es, housing units,
	ion, or does it include a subdivision	?	□Yes Z No
If Yes, i. Purpose or type of subdivision?	(e.g., residential, industrial, commo	ercial; if mixed, specify types)	
ii. Is a cluster/conservation layout	proposed?		□Yes□No
<i>iii.</i> Number of lots proposed?	osed lot sizes? Minimum	Maximum	
e. Will the proposed action be cons			Z Yes□No
<i>i.</i> If No, anticipated period of cor		months	
ii. If Yes:			
 Total number of phases ar 	ticipated	3	
-	nt date of phase 1 (including demol		
 Anticipated completion da 		year	
		s, including any contingencies where prog	ress of one phase may
determine timing or durat	on of future phases:site plan is dependent on wetland permit	ting and future parking peeds	
Phase III as identified on the	site pian is dependent on wetland permit	ling and future parking needs.	

AMENDED & RESTATED APPLICATION (06 13 2022)	
f. Does the project include new residential uses? (Removal of G & R Morgan Road)	☐Yes ☑ No
if ites, show humbers of units proposed.	
One Family Two Family Three Family Multiple Family (four or more)	
Initial Phase	
At completion	
of all phases	
g. Does the proposed action include new non-residential construction (including expansions)?	∠ Yes □ No
If Yes, i. Total number of structures1	
ii. Dimensions (in feet) of largest proposed structure:25' height;120 width; and180 length	
iii. Approximate extent of building space to be heated or cooled: 21,000 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 Z No
If Yes,	
ii. If a water impoundment, the principal source of the water: Ground water Surface water stream	ms Other specify
oround water impositioned, the principal source of the water.	insounci speeny.
iii. If other than water, identify the type of impounded/contained liquids and their source.	
iv Approximate size of the proposed impoundment Volume: million callons: surface areas	acres
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area:v. Dimensions of the proposed dam or impounding structure: height; length	acres
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, con-	crete):
).
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 dispos	e of them
ui. Describe nature and characteristics of materials to be excavated of dredged, and plans to use, manage of dispos	e or them.
iv. Will there be onsite dewatering or processing of excavated materials?	☐Yes No
If yes, describe.	
What is the total and to he had a decided as the figure of the same of the sam	
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?	
viii. Will the excavation require blasting?	∏Yes∏No
ix. Summarize site reclamation goals and plan:	
M. 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	√ Yes No
into any existing wetland, waterbody, shoreline, beach or adjacent area?	A 1 22 11 40
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map numb	er or geographic
description): Freshwater Emergent Wetland	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

AMENDED & RESTATED APPLICATION (06.13.2022)	
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, place alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in	ement of structures, or
alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in	square feet or acres:
Wetland disturbance encompases around .5 acres and will include excavation and filling.	
Will do and a discount of the first form of the second	
<i>iii.</i> Will the proposed action cause or result in disturbance to bottom sediments? If Yes, describe:	□Yes ∠ No
iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?	☐ Yes ✓ No
If Yes:	1 05 100
- conservation and the second test of the second te	
purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	
purpose of proposed rome (at (e.g. court eleming, my user o species court acceptable).	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance:	
None. Disturbed area will be paved.	
c. Will the proposed action use, or create a new demand for water?	Z Yes □No
If Yes:	105
i. Total anticipated water usage/demand per day: 1000 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: CWR40 - County Water	
Does the existing public water supply have capacity to serve the proposal?	∠ Yes No
• Is the project site in the existing district?	✓ Yes No
Is expansion of the district needed?	☐ Yes Z 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 Z No
If Yes:	103 10
Describe extensions or capacity expansions proposed to serve this project:	
Describe extensions of cupacity expansions proposed to serve this project.	
Source(s) of supply for the district:	
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site?	☐ Yes Z No
If, Yes:	I es MINO
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
• Proposed source(s) of supply for payy district:	
 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: 	
v. 11 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: 330 gallons/day	
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe	e all components and
approximate volumes or proportions of each):	
Sanitary wastewater	
iii. Will the proposed action use any existing public wastewater treatment facilities?	☐ Yes Z No
If Yes:	103 10
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

AMENDED & RESTATED APPLICATION (06 13 2022)	
 Do existing sewer lines serve the projectsite oval of G & R Morgan Road) Will a line extension within an existing district be necessary to serve the project? If Yes: 	□Yes□No □Yes□No
Describe extensions or capacity expansions proposed to serve this project:	
<i>iv.</i> Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes:	□Yes Z No
 Applicant/sponsor for new district: Date application submitted or anticipated: 	
 What is the receiving water for the wastewater discharge? v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including receiving water (name and classification if surface discharge or describe subsurface disposal plans): On-site septic system is proposed with 1,000 gallon minimum holding tank. 	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	
On-site septic system is proposed with 1,000 gallon minimum holding tank.	
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:	Z Yes □No
 i. How much impervious surface will the project create in relation to total size of project parcel? Square feet or 6.6+/- acres (impervious surface) Square feet or 11.88 acres (parcel size) ii. Describe types of new point sources. pipe ends and swales 	
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, ad groundwater, on-site surface water or off-site surface waters)? Storm water will be directed to on-site storm water management facilities. 	jacent properties,
If to surface waters, identify receiving water bodies or wetlands:	
Will stormwater runoff flow to adjacent properties? iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use storm.	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fu combustion, waste incineration, or other processes or operations? If Yes, identify:	nel □Yes ☑ No
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Pe or Federal Clean Air Act Title IV or Title V Permit? If Yes:	ermit, Yes No
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to m 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 Hydroflourocarbons (HFCs) 	eet □Yes□No
•Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

If Yes: i. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Will the proposed action include any shared use parking? Proposed Proposed 220 Net increase/decrease 22 iv. Does the proposed action include any shared use parking? Yes Tithe proposed action include any shared use parking? Yes Tithe proposed action include access to public transportation or accommodations for connections to existing pedestrian or bicycle routes? Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes Ye	heat or
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 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? 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? If Yes: i. When is the peak traffic expected (Check all that apply): ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): iii. Parking spaces: Existing O Proposed 220 Net increase/decrease 22 iv. Does the proposed action include any shared use parking? Vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Vi. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Viii Will the proposed action include access to public transportation or accommodations for connections to existing pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD	heat or
ii. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? If Yes:	heat or
guarry or landfill operations? 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? If Yes: J. When is the peak traffic expected (Check all that apply): Morning Evening Weekend Randomly between hours of to	
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? If Yes: i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend Randomly between hours of to To 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 O Proposed 220 Net increase/decrease 22 iv. Does the proposed action include any shared use parking? Yee v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, Creation of (2) new entry roads. One off Wetzel Rd and one off Morgan Rd. vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yee Yee vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yee viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yee k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD	es No
new demand for transportation facilities or services? If Yes: i. When is the peak traffic expected (Check all that apply):	
i. When is the peak traffic expected (Check all that apply):	es 🗸 No
 iv. Does the proposed action include any shared use parking? v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, Creation of (2) new entry roads. One off Wetzel Rd and one off Morgan Rd. vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: 	
Creation of (2) new entry roads. One off Wetzel Rd and one off Morgan Rd. vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD	o es 🗹 No
 vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: 	describe:
 vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD 	
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD 	es∐No es ☑ No
for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD	es No
If Yes: i. Estimate annual electricity demand during operation of the proposed action: TBD	es No
TBD	
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local util other):	lity, or
National Grid	
iii. Will the proposed action require a new, or an upgrade, to an existing substation?	es 🖊 No
l. Hours of operation. Answer all items which apply.	
i. During Construction: ii. During Operations:	
Monday - Friday: 7:00 am - 5:00 pm	
• Saturday: • Saturday:	
Sunday:Holidays:Holidays:	

AMENDED & RESTATED APPLICATION (06.13.2022)	
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction,	☐ Yes Z No
operation, or both?	
If yes:	
i. Provide details including sources, time of day and duration:	
Trovide details including sources, time of any and datation.	
Wilder and Advisor	
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?	Z Yes □No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
Dark sky compliant pole and building mounted lighting directed away from adjacent roadways. Locations and heights TBD.	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	Z Yes □No
Describe: Existing vegetation will be removed for proposed construction. New trees will be planted to provide screening.	
=	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	☐ Yes Z 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)	☐ Yes Z No
	I es MINO
or chemical products 185 gallons in above ground storage or any amount in underground storage?	
If Yes:	
i. Product(s) to be stored	
i. I foddet(3) to be stored	
ii. Volume(s) per unit time (e.g., month, year)	
ii. Volume(s) per unit time (e.g., month, year)	
ii. Volume(s) per unit time (e.g., month, year) iii. Generally, describe the proposed storage facilities:	
ii. Volume(s) per unit time (e.g., month, year) iii. Generally, describe the proposed storage facilities:	
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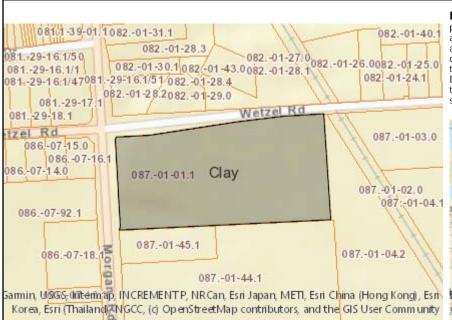
AMENDED & RE	<u>STATED APPLICATION</u>	(Ub 13 2022)	
s. Does the proposed action include construction or mod	ification of a solid waste or	anagement facility?	☐ Yes ☑ No
If Yes:i. Type of management or handling of waste proposed	for the site (e.g. recycling	or transfer station composting	landfill or
other disposal activities):	i for the site (e.g., recycling	, or transfer station, composting	, idildilli, or
ii. Anticipated rate of disposal/processing:			
• Tons/month, if transfer or other non-		nent, or	
• Tons/hour, if combustion or thermal			
iii. If landfill, anticipated site life:	years		
t. Will the proposed action at the site involve the comme waste?	ercial generation, treatment	, storage, or disposal of hazardo	us LYes V No
If Yes:			
i. Name(s) of all hazardous wastes or constituents to be	e generated, handled or ma	naged at facility:	
<i>ii.</i> Generally describe processes or activities involving	hozardous wastes or consti	tuanta	
ii. Generally describe processes of activities involving	nazardous wastes of consti	tuents.	
iii. Specify amount to be handled or generatedt	ons/month		
iv. Describe any proposals for on-site minimization, rec	cycling or reuse of hazardo	us constituents:	
v. Will any hazardous wastes be disposed at an existing			□Yes□No
If Yes: provide name and location of facility:			
If No: describe proposed management of any hazardous	wastes which will not be so	ent to a hazardous waste facility	7*
E. Site and Setting of Proposed Action			
E. Site and Setting of Froposed 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		1 (2)	
☐ Urban ☑ Industrial ☑ Commercial ☑ Resid ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Othe	dential (suburban)	ıral (non-farm)	
ii. If mix of uses, generally describe:	(specify).		
b. Land uses and covertypes on the project site.			
Land use or	Current	Acreage After	Change
Covertype	Acreage	Project Completion	(Acres +/-)
• Roads, buildings, and other paved or impervious	0	6.6+/-	6.6+/-
surfaces			
Forested Mandayya grasslands on hypotherida (non-	8.98+/-	2.53+/- (within wetlands)	6.45+/-
 Meadows, grasslands or brushlands (non- agricultural, including abandoned agricultural) 			
Agricultural			
(includes active orchards, field, greenhouse etc.)			
Surface water features			
(lakes, ponds, streams, rivers, etc.)			
Wetlands (freshwater or tidal)	2.9+/-	2.4+/-	.5+/-
Non-vegetated (bare rock, earth or fill)			
• Other			
Describe: lawn	0	1.65+/-	1.65+/-

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

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v. Is the project site subject to an institutional control limiting property uses? Road)	☐ Yes Z 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: Colonie loamy fine sand	37 %
Lockport & brockport silty clay loam	15 %
Minoa fine sandy loam	40 %
d. What is the average depth to the water table on the project site? Average:3 fe	et
e. Drainage status of project site soils: Well Drained: 37 % of site	
Moderately Well Drained: 8 % of site	
Poorly Drained 55 % of site	
	100 0/
f. Approximate proportion of proposed action site with slopes: 2 0-10%:	100 % of site
☐ 10-15%: ☐ 15% or greater:	% of site
☐ 15% or greater:	% of site
g. Are there any unique geologic features on the project site?	□Yes ☑ No
g. Are there any unique geologic features on the project site? If Yes, describe:	
If Yes, describe:	
If Yes, describe: h. Surface water features.	
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h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including str ponds or lakes)? ii. Do any wetlands or other waterbodies adjoin the project site? 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 state or local agency? iv. For each identified regulated wetland and waterbody on the project site, provide the fol Streams: Name Streams: Name Wetlands: Name Wetlands: Name Wetland No. (if regulated by DEC) v. Are any of the above water bodies listed in the most recent compilation of NYS water quaterbodies? If yes, name of impaired water body/bodies and basis for listing as impaired: i. Is the project site in a designated Floodway? j. Is the project site in the 100-year Floodplain?	eams, rivers, Yes No any federal, Yes No lowing information: Classification Classification Approximate Size nality-impaired Yes No Yes No Yes No Yes No

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m. Identify the predominant wildlife species that occupy or use the insects, birds, mammals	Project siteRoad)	
n. Does the project site contain a designated significant natural comm If Yes:	nunity?	☐Yes Z No
<i>i.</i> Describe the habitat/community (composition, function, and basi	s for designation):	
ii. Source(s) of description or evaluation:		
iii. Extent of community/habitat:		
Currently:	acres	
Following completion of project as proposed:		
	acres	
o. Does project site contain any species of plant or animal that is listed		✓ Yes No
endangered or threatened, or does it contain any areas identified as If Yes:	nabitat for an endangered or inreatened spec	nes?
i. Species and listing (endangered or threatened):		
Indiana Bat		
p. Does the project site contain any species of plant or animal that is	listed by NYS as rare, or as a species of	□Yes☑No
special concern?	instead by TVT's as faire, or as a species of	1000110
If Yes:		
i. Species and listing:		
q. Is the project site or adjoining area currently used for hunting, trap	ning fishing or shell fishing?	□Yes□No
If yes, give a brief description of how the proposed action may affect		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agric	cultural district certified pursuant to	☐Yes Z No
Agriculture and Markets Law, Article 25-AA, Section 303 and 30	4?	
If Yes, provide county plus district name/number:		
b. Are agricultural lands consisting of highly productive soils present	t?	□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 con Natural Landmark?	atiguous to, a registered National	□Yes ☑ No
If Yes:		
i. Nature of the natural landmark: Biological Community		
ii. Provide brief description of landmark, including values behind d	lesignation and approximate size/extent:	
A fact and a section of the section	E	
d. Is the project site located in or does it adjoin a state listed Critical If Yes:	Environmental Area?	☐Yes ☑ No
i. CEA name:		
ii. Basis for designation:		
iii. Designating agency and date:		

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e. Does the project site contain, or is it substantially contiguous to, a built which is listed on the National or State Register of Historic Places, or	ding, archaeological site, or district	☐ Yes ☑ No oner of the NYS
Office of Parks, Recreation and Historic Preservation to be eligible for	listing on the State Register of Historic Pla	ces?
If Yes: i. Nature of historic/archaeological resource: □ Archaeological Site	☐Historic Building or District	
ii. Name:	Thistoric Building of District	
iii. Brief description of attributes on which listing is based:		
m. Divi description of distributes on minute house, a contra		
f. Is the project site, or any portion of it, located in or adjacent to an area	designated as sensitive for	☐Yes ZNo
archaeological sites on the NY State Historic Preservation Office (SHI	PO) archaeological site inventory?	0.1 0 Feb 20 - 10 C002
	V	☐Yes Z No
g. Have additional archaeological or historic site(s) or resources been ide	entified on the project site?	□ 1 cs N Ivo
If Yes: i. Describe possible resource(s):		
ii. Basis for identification:		
undated to the service of the servic	11: 1 The following state and level	Z Yes □No
h. Is the project site within fives miles of any officially designated and procedure or aesthetic resource?	ublicly accessible federal, state, or local	M i es I no
If Yes:		
i Identify recourse: Hamlin Marsh		
ii. Nature of, or basis for, designation (e.g., established highway overloop	ok, state or local park, state historic trail or	scenic byway,
etc.): local observation deck		
iii. Distance between project and resource:		
i. Is the project site located within a designated river corridor under the	Wild, Scenic and Recreational Rivers	☐ Yes ✓ No
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 6	6NVCRR Part 6669	□Yes□No
ii. Is the activity consistent with development restrictions contained in c	or relations.	
F. Additional Information	•	
Attach any additional information which may be needed to clarify your	r project.	
If you have identified any adverse impacts which could be associated v	with your proposal please describe those im	nacts plus any
measures which you propose to avoid or minimize them.	viiii your proposar, prease deserree mose mi	paoto piao any
measures which you propose to avoid or minimize measures		
Seed to seed to be seed to the		
G. Verification	daa	
I certify that the information provided is true to the best of my knowled	ige.	
Applicant/Sponsor Name Keplinger Freeman Associates - Scott Freeman	Date 2-18-22	
1 1		
1 1		
Signature	Title Landscape Architect	



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



No
Yes
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
No
No
Yes
Yes
Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
899-10
С
Federal Waters
No
No
No
No

E.2.I. [Aquifers] AMENDED	XeRESTATED APPLICATION (06.13.2022)
E.2.I. [Aquifer Names]	Reincipal AquiferRPviongeynAquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

WHEREAS, JW Didado, Syracuse Division (the "Applicant") is proposing the construction of a new 21,000 square foot commercial building with associated amenities on an approximately 11.886-acre parcel identified as Tax Map # 87.-01-01.1 (the "Project") in the Town of Clay, Onondaga County, New York; and

WHEREAS, the Project is located in an Industrial-1 zoning district; and

WHEREAS, the Applicant has submitted an application to the Town of Clay Planning Board for site plan approval; and

WHEREAS, the Applicant has prepared Part 1 of the Full Environmental Assessment Form ("FEAF") for the Project; and

WHEREAS, the Planning Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617 (the "Regulations") with respect to the Project; and

WHEREAS, at its meeting on Arch 13 2022, the Planning Board declared the Project to be a Type 1 action and declared its intent to act as the lead agency for purposes of the SEQRA review and no other involved agency objected to the Planning Board acting as the lead agency; and

WHEREAS, the Planning Board has considered all the comments and submissions submitted to date concerning the Project; and

WHEREAS, the Planning Board is mindful of the criteria set forth in 6 NYCRR § 617.7 of the Regulations for determining the environmental significance of an action, and

WHEREAS, pursuant to the Regulations, the Planning Board has considered the significance of the potential adverse environmental impacts of the Project by (a) using the criteria specified in 6 NYCRR § 617.7 of the Regulations, and (b) examining the EAF for the Project, including the facts and conclusions in Part 1 of the EAF and its attachments, and completing Parts 2 and 3 of the EAF, together with all other available supporting information, to identify the relevant areas of environmental concern, and (c) thoroughly analyzing the identified areas of relevant environmental concern.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. The Project is subject to SEQRA.
- 2. The Planning Board is the lead agency and has undertaken a coordinated review with respect to the Project.
- 3. The Planning Board classified the Project as a Type I Action under SEQRA.

- 4. The Planning Board has compared the impacts that may reasonably be expected to result from the Project to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.
- 5. The Planning Board has not identified any potential significant adverse environmental impacts associated with the Project and none are known to the Board. Based upon its review, and for the reasons set forth in the FEAF and its supporting documentation, the Planning Board hereby determines that the Project will not present a potential significant adverse impact on the environment, and therefore, a Negative Declaration is warranted pursuant to SEQRA and an environmental impact statement need not be prepared.
- 6. The Planning Board reaches the following further conclusions:
 - (A) The Project will not result in substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic, or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The Planning Board has considered potential impacts to wetlands. Potential impacts to wetlands have been avoided to the maximum extent practicable and the Applicant will mitigate the minimal impacts in accordance with the terms of the Nationwide Permit(s) to be issued by the Army Corps of Engineers.

Potential impacts to surface water quality, existing drainage patterns and the potential for increased erosion and turbidity will be avoided through compliance with SPDES General Permit for Construction Activity, GP-0-20-001, and the Town of Clay stormwater management regulations.

No significant potential adverse traffic impacts are anticipated as a result of the Project and any potential impacts with respect to site access have been addressed by modifying the egress onto Morgan Rd such that the exit is right out only and also will be mitigated in accordance with the terms of the permit to be issued by the Onondaga County Department of Transportation.

(B) The Project site is located in an area known for Indiana bats. However, the Project site has already been cleared. There are no other rare, threatened, or endangered species associated with the Project. As a result, the Project shall not present a potential significant adverse impact on rare, threatened, or endangered species.

- (C) The Project will not result in other significant adverse impacts to natural resources.
- (D) The Project will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g).
- (E) The Project will not conflict with the community's current plans or goals as officially approved or adopted.
- (F) The Project will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community character. The Project is adjacent to a residential property. However, the Applicant has agreed to provide landscaping and screening to minimize potential impacts to the neighboring residential property. Such mitigation has been incorporated into the Applicant's site plan.
- (G) The Project will not result in a major change in the use of either the quantity or type of energy.
- (H) The Project will not result in the creation of a hazard to human health.
- (I) The Project will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses.
- (J) The Project will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.
- (K) The Project will not result in the creation of a material demand for other actions that would result in one or more of the above consequences.
- (L) The Project will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (M) The Project will not result in two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).
- 7. The information available concerning the Project was sufficient for the Planning Board to make its determination and issue a Negative Declaration for the Project.

- 8. The Planning Board hereby adopts Parts 1, 2 and 3 of the FEAF, including the supporting written elaboration.
- 9. The Planning Board hereby directs the Chairperson of the Planning Board to execute the FEAF and to make any filing(s) and publications for the Project in compliance with the Regulations.
- 10. The Planning Board hereby authorizes the Town Planning Department to take such other steps as may be necessary to carry out this Resolution.
- 11. This resolution shall take effect immediately.