# Onondaga County Industrial Development Agency

## Project Summary

10/20/2021

| | | | |
|---|---|---|---|
| **1. Project** | **Trey Jay Loso, LLC** | **2. Project Number** | **3101-21-6A** |
| **3. Location** | Cicero | **4. School District** | Cicero-North Syracuse |
| | | **6. Project Type** | New Construction |
| **5. Tax Parcel(s)** | 086.-02-25.1 | **Village** | - |

| | | |
|---|---|---|
| **7.Total Project Cost** | **$** | **56,650,000** |
| Land | $ | 1,500,000 |
| Site Work | $ | 3,500,000 |
| Building | $ | 48,000,000 |
| Furniture & Fixtures | $ | 400,000 |
| Equipment | $ | - |
| Equipment Subject to NYS Production Exemption | $ | - |
| Engineering/Architecture Fees | $ | 1,100,000 |
| Financial Charges | $ | 2,150,000 |
| Legal Fees | $ | - |
| Other | $ | - |

| | |
|---|---|
| **8. Total Jobs** | 4 |
| 8A. Job Retention | 0 |
| 8B: Job Creation (Next 5 Years) | 4 |

## Cost Benefit Analysis

**Trey Jay Loso, LLC**

**Fiscal Impact ($)**

| | |
|---|---|
| **Estimated Abatement Cost** | **$2,853,700** |
| Sales Tax Abatement | $2,500,000 |
| Mortgage Recording Tax Abatement | $353,700 |
| Real Property Tax Relief | $0 |
| **New Investment** | **$74,216,072** |
| PILOT Payments | $5,743,572 |
| Project Wages (10 years) | $1,420,000 |
| Construction Wages | $13,059,000 |
| Employee Benefits (10 years) | $426,000 |
| Project Capital Investment | $53,000,000 |
| Agency Fees | $567,500 |
| **Benefit:Cost Ratio** | **26.01 :1** |

## Project Description

Development of a 248 unit apartment community in the Town of Cicero on 24 acres of currenly undeveloped land with marina.

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

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

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

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

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

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

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

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

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

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

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

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

## Section I: Applicant Information

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

**A) Applicant information-company receiving benefits:**

Applicant Name: TreyJay LOSO, LLC

Applicant Address: P.O. Box 515, Syracuse, NY 13205

Phone: 315-476-7917 Fax: 315-476-7990

Website: N/A E-mail: cbreuer@hb1872.build

Federal ID#: 83-0620524 NAICS: _____

State and Year of Incorporation/Organization: NY 2018

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

_____

**B) Individual Completing Application:**

Name: Charlie Breuer

Title: Manager

Address: P.O. Box 515, Syracuse, NY 13205

Phone: 315-476-7917 Fax: 315-476-7990

E-mail: cbreuer@hb1872.build

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

**D) Company Counsel:**

Name of Attorney: C. Daniel Shulman

Firm Name: Hancock Estabrook, LLP

Address: 1800 AXA Tower I, 100 Madison Street, Syracuse, NY 13202

Phone: 315-565-4578 Cell Phone: _____

E-mail: dshulman@hancocklaw.com

**E) Business Organization (check appropriate category):**

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

Others (please specify): _____

Year Established: 3 years

State in which Organization is established: New York State

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

| Name | % of ownership |
|---|---|
| TreyJay, LLC | 50% |
| Braxton Capital, LLC | 50% |
| | |
| | |

**G) Applicant Business Description:**

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

Estimated % of sales within Onondaga County: 100%

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☑No

## Section II: Project Information

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

Address: 6477 Lakeshore Road

Legal Address (if different): _____

City: Cicero Village/Town: Cicero

Zip Code: 13039 School District: Cicero-North Syracuse

Tax Map Parcel ID(s): 086-02-25.1

Current Assessed Value: 666,000 Sq. Footage of Existing Building: 2,300

Census Tract: N/A

B) Type (Check all that apply):

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

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

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

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

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

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

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

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

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

☐ Yes ☑ No

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

I) Environmental Information

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

## Section III: Construction

A) Project Costs and Finances

| Description of Costs | Total Budget Amount | % of Total Budget to be Procured in Onondaga County | Total Private Expenditure (should be less than or equal to total budget amount) |
|---|---|---|---|
| Land Acquisition | 1,500,000 | 100 | |
| Site Work/Demo | 3,500,000 | 100 | |
| Building Construction & Renovation | 48,000,000 | 100 | |
| Furniture & Fixtures | 400,000 | 100 | |
| Equipment | | | |
| Equipment Subject to NYS Production Sales Tax | | | |
| Engineering/Architect | 1,100,000 | 100 | |
| Financial Charges | 2,150,000 | 100 | |
| Legal | inc | 100 | |
| Other | | | |
| Management/Developer Fees | | | |
| **Total Project Cost** | 56,650,000 | 100 | |

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

B) TOTAL Capital Costs $ 56,650,000

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

Sources of Funds for Project Costs:

1. Bank Financing $ 47,160,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 9,490,000
3. Tax Exempt Bond Issuance (if applicable) $ _____
4. Taxable Bond Issuance (if applicable) $ _____

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

-Identify each state and federal grant/credit:

_____ $ _____

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 56,650,000

C) Employment and Payroll Information

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

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

2. Complete the following:

| | |
|---|---|
| Estimate the number of FTE jobs to be retained as a result of this Project: | 0 |
| Estimate the number of construction jobs to be created by this Project: | 300 |
| Estimate the average length of construction jobs to be created (months): | 12 |
| Current annual payroll at facility: | N/A |
| Average annual growth rate of wages: | N/A |
| Please list, if any, benefits that will be available to either full and/or part time employees: | Medical Insurance, 401K |
| Average annual benefit paid by the company ($ or % salary) per FTE job: | ~30% |
| Average growth rate of benefit cost: | ~3% |
| Amount or percent of wage employees pay for benefits: | ~70% |
| 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: | We anticipate the majority of our workforce to come from Onondaga County and immediately surrounding counties. |

D) New Employment Benefits

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

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

| Current & Planned Full Time Occupations (Job Titles) | Salary (Annual or Hourly) | Current Number of FTEs | Estimated Number of FTE Jobs **added each year** after project | | | | |
|---|---|---|---|---|---|---|---|
| | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Manager | $50,000 | 0 | 1 | 0 | 0 | 0 | 0 |
| Assistant Manager | $35,000 | 0 | 1 | 0 | 0 | 0 | 0 |
| Grounds and Maintenance | $30,000 | 0 | 1 | 1 | 0 | 0 | 0 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **Job Creation Subtotal** | | 0 | 3 | 1 | 0 | 0 | 0 |

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

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

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): TBD

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 353,700

☑ Sales and Use Tax Exemption (4% Local, 4% State): 2,500,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 47,160,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 353,700

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

$ 31,250,000

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

$ 2,500,000

## Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

## Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 2/3/2021 (date).

Company: TreyJay LOSO, LLC

Representative for Contract: Charlie Breuer

Address: 148 Berwyn Ave. City: Syracuse State: NY Zip: 13210

Phone: 315-476-7917 Email: cbreuer@hb1872.build

Project Address: 6475 Lakeshore Road City: Cicero State: NY Zip: 13039

General Contractor: Hueber-Breuer Construction Co, Inc.

Contact Person: Charlie Breuer

Address: P.O. Box 515 City: Syracuse State: NY Zip: 13205

Phone: 315-420-5600 Email: cbreuer@hb1872.build

Authorized Representative: _____ Title: Executive V.P.

Signature: _____

## Section VI: Agency Fee Schedule

**Payment Terms:**

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

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

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

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

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

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

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

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

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

## Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

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

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

**A "Full Time Permanent Employee" shall mean**

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

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

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

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

## Section VIII: Employment Plan

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

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

☐ Yes ☑ No

If yes, name and location: _____

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

☑ Yes ☐ No

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

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

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

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

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

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

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

## Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

**Onondaga County Industrial Development Agency Application for Benefits**
**Addendum A**

Brolex Properties, LLC currently has a conflict of interest that involves a familial relationship between a member of the OCIDA Board of Directors and a member of Brolex Properties, LLC that must be disclosed to ensure the determination of the Brolex Properties, LLC Application is not compromised.

Name of Applicant Company: TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

## Section X: Representations, Certifications, and Indemnification

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

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

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

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

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

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

meetings law.

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

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

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

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

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

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

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

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

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

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

Name of Applicant Company TreyJay LOSO, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charlie Breuer, Manager

Date: 3/3/2021

STATE OF NEW YORK )

COUNTY OF ONONDAGA )ss.;

Charles Breuer, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of TreyJay LOSO LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 3rd day of March, 2021.

(Notary Public)

JOSEPH C. COTTER
Notary Public, State of New York
No. 4807413
Qualified in Onondaga County
My Commission Expires Oct. 31, 2022

End of Application

Rev 1-9-20

# OCIDA Application Addendum
# TreyJay Loso, LLC

**Section 1G – Applicant Business Description**

Description of TreyJay LOSO, LLC Background:

*TreyJay LOSO, LLC is a single use limited liability company created solely for this project.*

**Section 1H**
What percentage of Total Annual Supplies Are Coming Form firms in Onondaga County?

*The construction of the project will utilize a local labor force and all material suppliers will be in Onondaga County or an immediately surrounding County. Any supplies necessary for the operation of the project once completed will come from Onondaga County.*



**Section 2 C**
Summary of how this project will help your business grow:

*N/A*

**Section 2D**
Project Description:

*(i) The Project consists of approximately 334,000 SF of new construction. The breakdown of each use is as follows:*

*Club House: 8,000 Square Feet*
*Garages: 18,000 Square Feet*
*Apartments: 308,000 Square Feet*

*There will be a total of 248; 1 and 2 bedroom apartments ranging from 700 to 1,500 Square Feet.*

*Along with the new construction the project will also renovate the existing Marina creating approximately 70 slips for boats up to 34' and 30 Personal Watercraft slips.*

*Other amenities of the project will include:*

1) *Fitness Center*
2) *Community Room*
3) *Dog Washing Facilities*
4) *Boat Launch*
5) *1,100 feet of waterfront*
6) *100-foot Sand Beach*

(ii)Size of the Site: *Approximately 18 acres of a 25 acre underutilized property.*

(iii)Current Use of the site: *Marina and Boat Storage*

(iv) Principal Products and Activities: *The project will consists of Residential Units and a Commercial Marina.*

(v)Why the Applicant is undertaking the Project and the need for the requested Benefits:
*The applicant is undertaking the project to take an underutilized 25-acre parcel of property on Oneida Lake to fulfill an unmet housing need in Onondaga County and specifically the northern suburbs; but for the benefits offered by the Onondaga County IDA the LOSO project would not be feasible.*

# TREYJAY LOSO, LLC

P.O. Box 515
Syracuse, NY 13208
Office: (315) 656-7271

**TreyJay Loso LLC Vision Statement**

**March 5, 2021**

Dear Chairman Hogan and OCIDA Members,

We write to introduce you and the board members, our Trey Jay Loso LLC's 248 unit approved apartment buildings (Please see attached Page 1.) located on an underutilized 25-acre parcel located on Oneida Lake at 6477 Lakeshore Road in Cicero, NY. (Please see existing conditions overview, and demographic detail report, see attached Page 2 & 5).

This parcel has been the home of Lake Shore Marina for over 40 years, with the majority of the property being open vacant land. It is the only parcel available on Oneida Lake which is zoned for and can accommodate new apartment housing. Please see attached subdivision map (Attached Page 3) showing the parcel devoted to the project, as well as the approved layout of 13 individual apartment buildings. The revitalization of 18 acres of an underutilized 25-acre vacant lot to a new amenity enhanced housing community will meet a demand for new housing.

1. **Overall Description of project:**
    - (I) The revitalization of this mostly vacant property to a new, walkable, amenity enhanced community overlooking Oneida Lake with 1100 feet of shoreline, will meet a demand for new housing but will also transition an underutilized vacant lot to a new amenity enhanced community.

2. **Is the property being built on a blighted lot?** Yes

    - This 25-acre overgrown, largely vacant parcel (Except for the seasonal marina) has existed under previous ownership for over 40 years.
    - The improvement of this overgrown, vacant, underutilized 25-acre parcel with 1100 feet of shoreline on Oneida Lake will be enhanced by much needed housing for Onondaga County residents who will be able to enjoy Oneida Lake and the amenities offered. (See attached Page 4)
3. **Is this new housing fulfilling an unmet need in the area?** Yes.

    - A professional evaluation of offerings in the County of Onondaga reveals there is a great need for apartments as vacancies in existing apartment communities are below 3%. Additionally housing is needed to address the need for community members who are selling their homes and who desire the opportunity to live in a modern energy efficient

community. This community will also provide much needed housing arising from the new employment jobs created by Amazon and other companies expanding in Onondaga County.

- The walkability for exercise on site to the lake and on walking trails, as well as enjoyment of 1100 feet of gentle shoreline and close proximity to goods and services as well as to churches and town offerings fulfills a huge unmet need. (Please see attached Page 5)
- The close proximity to Syracuse Hancock International Airport will allow those residents in our community who choose to travel south in the winter to do so with ease.

4. **Demand for Housing?** Yes.

    - These 248 apartments help to fill that demand by providing amenities such as elevators, in apartment washers and dryers as well as walkability for exercise, park like setting, 1100 feet of level waterfront, walking trails, dog exercise area, fitness center, marina and close access to restaurants and other goods and services.( See attached page 6)
    - With the arrival of new jobs from Amazon, BHG, SRC, Saab-Sensis, Lockheed Martin and others all housing including our new 248 unit apartment community is critical.

5. **Is there support from local officials?** Yes.

    - During our extensive planning and approval process with the town zoning, planning, there has been support. Letters can be obtained if needed.

6. **Is there needed Infill in an already populated area?** Yes.
    - This new housing community consisting of 13 apartment buildings with 248 units being esthetically placed on 18 acres of overgrown 25 acre lot that has been underutilized for 40 years.

7. **Does the project provide walkability to Village centers?** Yes.

- Yes the project is being developed with walking trails to 1100 feet of Lake Frontage for the residents as well as walking trails on the 25 acre project site. (Please see attached map Location and Surrounding area Page 4)
- Within close proximity there is the following places as shown on the attached location map, with numerous offering for groceries, super stores, home improvements, pharmacy, restaurants, etc.

We are eager to start this project at 6477 Lakeshore Road in Cicero. We are now asking that you, Onondaga County Industrial Development Agency, support and accept our application so that we can have the opportunity to repurpose this 25 acre largely vacant land with a 248 unit apartment community overlooking Oneida Lake.

Yours Truly,

Trey Jay Loso LLC.

Braxton Capital LLC. Date: 2/3/2021

Charles Breuer

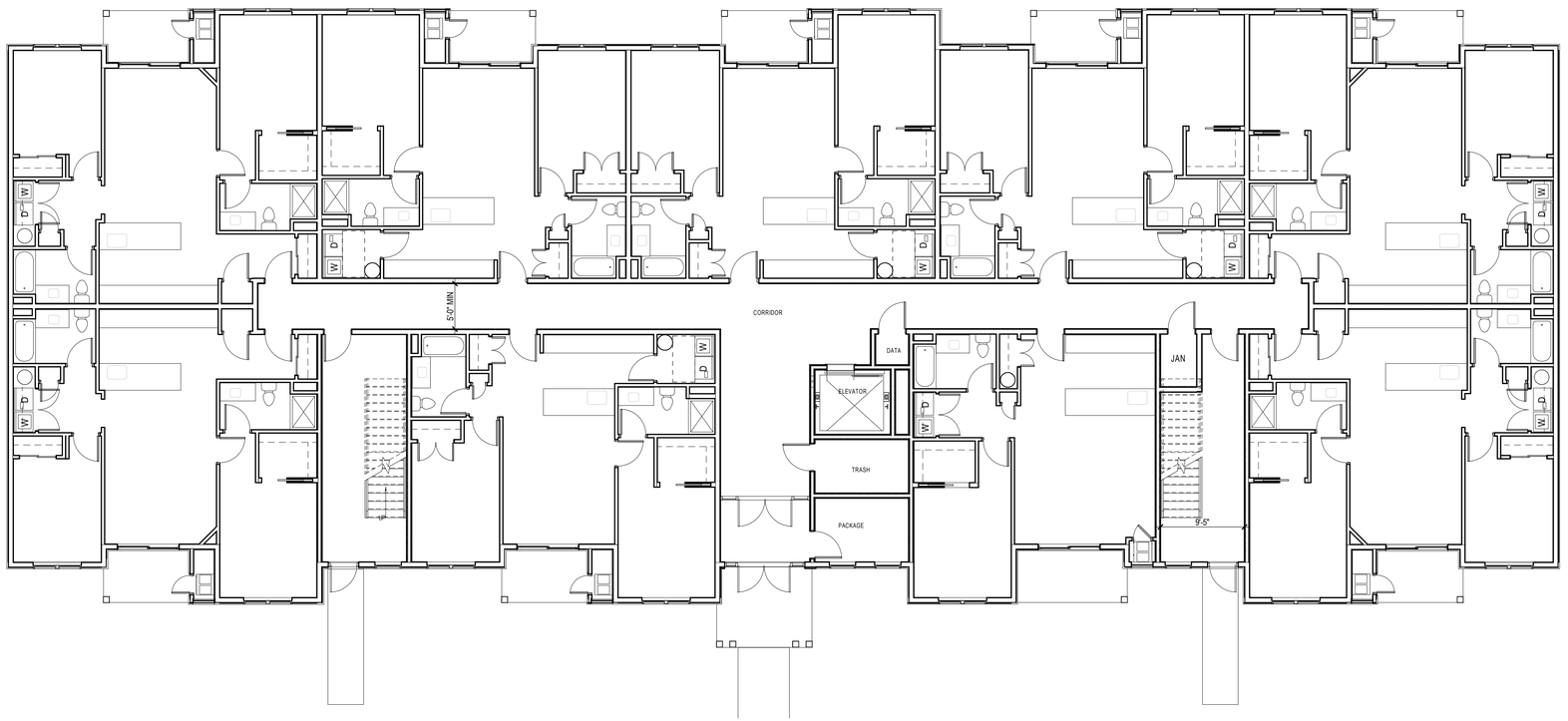
Member

Brandon M. Jacobson Date: 2/3/21

Member

2/25/2021 10:39:21 AM


2 SECOND/THIRD FLOOR PLAN
1/8" = 1'-0"




1 GROUND FLOOR PLAN
1/8" = 1'-0"

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ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN DEVELOPMENT 2/05/21 NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
**LARGE APARTMENT BUILDING**
LAKESHORE ROAD, CICERO NY

| Rev. No. | Date | Desc. |
|---|---|---|

AM JOB NO. 16068

**TYPICAL FLOOR PLANS**

DATE ISSUED: 2/11/21

**LG A101**

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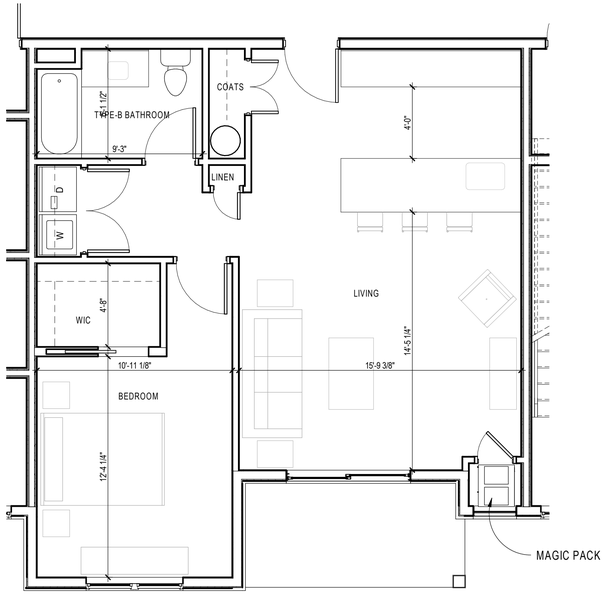
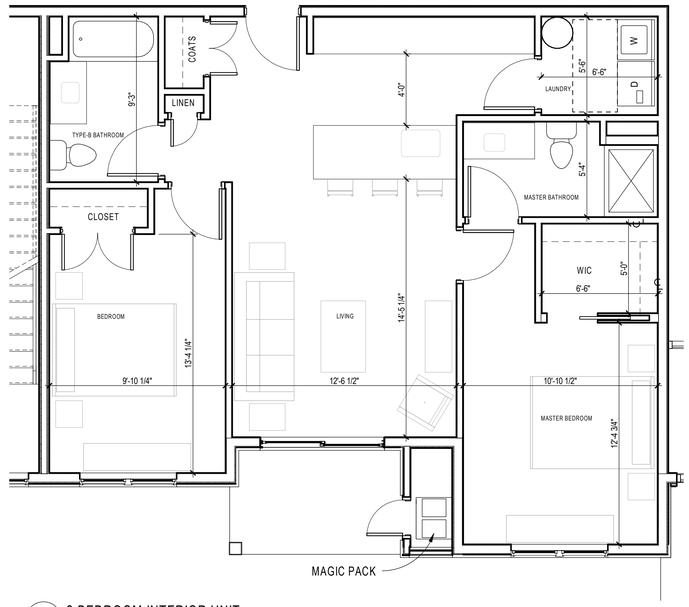
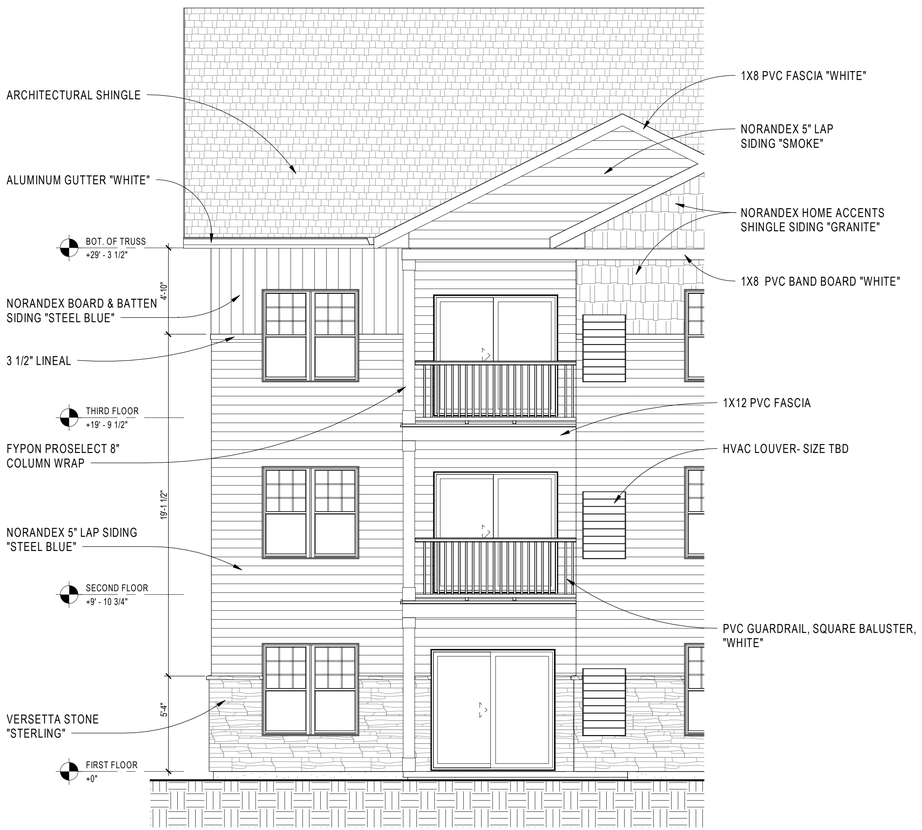


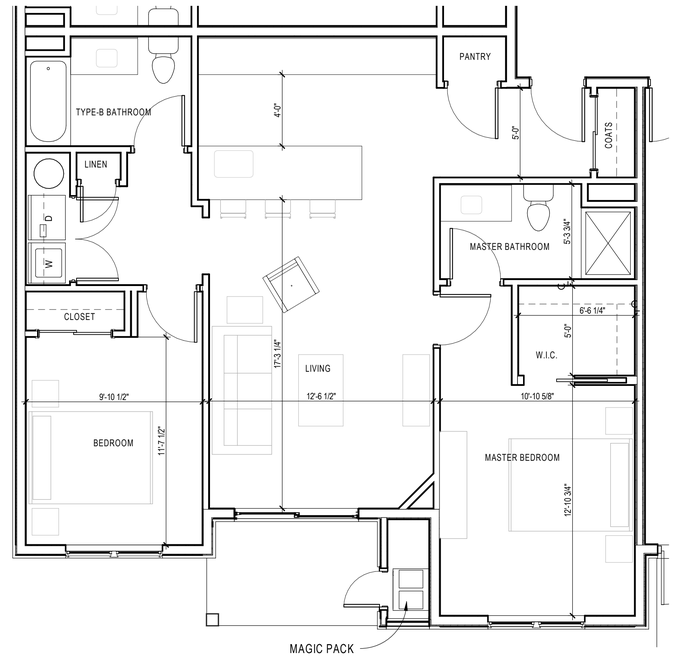

1 1-BEDROOM UNIT
1/4" = 1'-0"




2 2-BEDROOM INTERIOR UNIT
1/4" = 1'-0"




4 EXTERIOR FINISH KEY
1/4" = 1'-0"




3 2 BEDROOM CORNER UNIT
1/4" = 1'-0"

ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN DEVELOPMENT 02/13/21 NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
**LARGE APARTMENT BUILDING**
LAKESHORE ROAD, CICERO NY

| Rev. No. | Date | Desc. |
|---|---|---|

AM JOB NO.
16068

**ENLARGED PLAN & ELEVATION**

DATE ISSUED:
2/11/21

**LG**
**A102**



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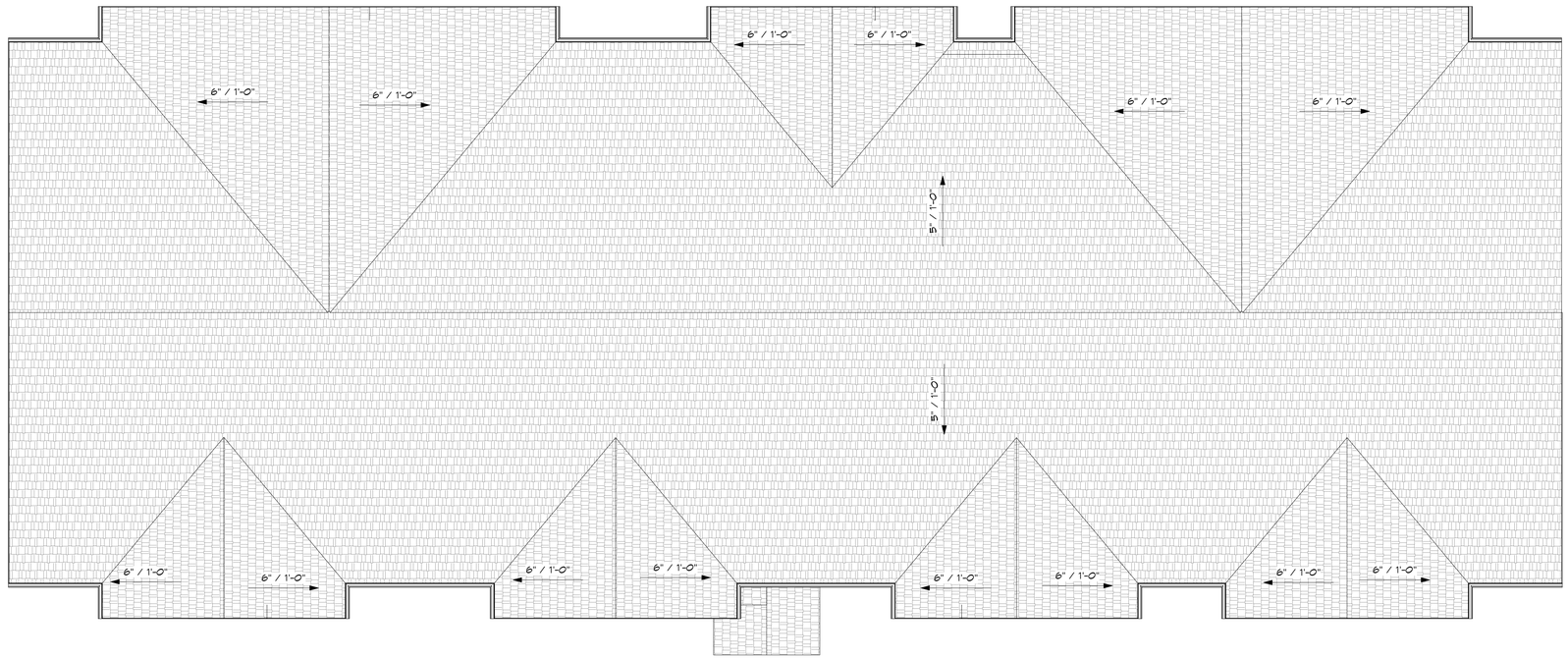


1 W-Roof
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN 04/24/12 DEVELOPMENT NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
**LARGE APARTMENT BUILDING**
LAKESHORE ROAD, CICERO NY

| Rev. No. | Date | Desc. |
|---|---|---|

AM JOB NO. 16068

ROOF PLANS

DATE ISSUED: 2/11/21

**LG A130**



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


2 REAR ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:
50% DESIGN DEVELOPMENT 04/24/12 NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
**LARGE APARTMENT BUILDING**
LAKESHORE ROAD, CICERO NY

| Rev. No. | Date | Desc. |
|---|---|---|

AM JOB NO. 16068

**BUILDING ELEVATIONS**

DATE ISSUED: 2/11/21

**A201**



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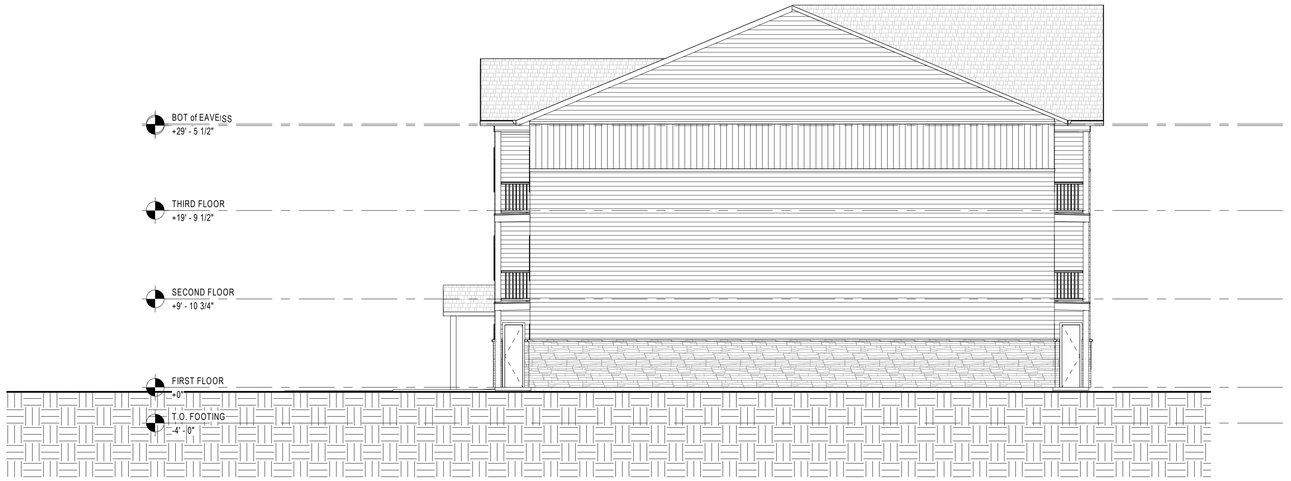


1 SIDE ELEVATION
1/8" = 1'-0"


2 SIDE ELEVATION
1/8" = 1'-0"

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ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN 02/25/21 DEVELOPMENT NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION
**LARGE APARTMENT BUILDING**
LAKESHORE ROAD, CICERO NY

| Rev. No. | Date | Desc. |
|---|---|---|

AM JOB NO.
16068

**BUILDING ELEVATIONS**

DATE ISSUED:
2/11/21

**LG A202**

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1 3D FRONT

2 3D BACK

ASHLEY MCGRAW

125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

50% DESIGN DEVELOPMENT 02/13/21 NOT FOR CONSTRUCTION

HUEBER BREUER CONSTRUCTION COMPANY, INC
NEW CONSTRUCTION

**LARGE APARTMENT BUILDING**

LAKESHORE ROAD, CICERO NY

| Rev. No. | Date | Desc. |
|---|---|---|

AM JOB NO. 16068

3D ELEVATIONS

DATE ISSUED: 2/11/21

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ASHLEY MCGRAW
March 2, 2021


ASHLEY MCGRAW
March 2, 2021

# *Phase IA Archaeological Background and Literature Review and Phase IB Archaeological Field Reconnaissance Report of the Proposed Lakeshore at Loso Project in Cicero, Onondaga County, New York*

***OPRHP #17PR08380***

*Final report prepared by:*

# ***Alliance Archaeological Services***

Helping to make the past

a part of the future.

*Final report date:*
*February 4th, 2018*

*Reports of Investigations 18FR01*

*4160 Watervale Road*
*Manlius, New York 13104*

*Mobile: 315-632-8283*

*Visit us online at www.alliancearchaeology.com*

Phase IA Archaeological Background and Literature Review and Phase IB Archaeological Field Reconnaissance Report of the Proposed Lakeshore at Loso Project in Cicero, Onondaga County, New York

**OPRHP #17PR08380**

Final report prepared by:
Nikki A. Waters, M.A.
Principal Investigator

Final report submitted by:
Alliance Archaeological Services
4160 Watervale Road
Manlius, New York 13104
Mobile: (315) 632-8283

Final report submitted to:
Vincent E. Ryan, Landscape Designer
Keplinger Freeman Associates, LLC
6320 Fly Road, Suite 201
East Syracuse, NY 13057

February 4th, 2018

Reports of Investigations 18FR01

**Management Summary**

*Involved State and Federal Agencies*: Town of Cicero, DEC, OPRHP

*OPRHP Project #:* 17PR08380

*Phase of Survey*: Phase IA and IB

*Survey Size*: ~9.6 hectares (~23.7 acres)

*Location Information*: The project area is located to the north of the intersection of Lakeshore and Mud Mill roads in the Town of Cicero. The current work scope was defined as a phase IA background and literature review of the overall project area and a phase IB archaeological field reconnaissance of the current APE.

*Minor Civil Division*: Town of Cicero
*County*: Onondaga

*U.S.G.S. 7.5' Quadrangle Map*: 1973 Cicero, New York, photo-revised 1978, Copyright 2008 Maptech, Inc.

*Archaeological Survey Overview*:
*Number and interval of shovel tests*: 189 at 50ft/15m intervals
*Number and size of units*: not applicable
*Width of plowed strips*: not applicable
*Surface survey transect interval*: not applicable

*Results of the Archaeological Survey*:
*Number and name of pre-contact sites identified*: 0
*Number and name of historic sites identified*: 0
*Number and name of sites recommended for Phase II/Avoidance*: 0

*Results of the Architectural Survey*:
*Number of buildings/structures/cemeteries within the project area*: 0
*Number of buildings/structures/cemeteries adjacent the project area*: 0
*Number of National Register Listed buildings/structures/cemeteries/districts*: 0
*Number of National Register Eligible buildings/structures/cemeteries/districts*: 0

*Recommendations*: Although the cultural background review indicated that the APE had the potential to contain previously unidentified pre-contact and/or historic archaeological sites, no cultural materials or cultural features were identified during the phase IB field investigation. As a result, the APE does not appear to have been the focus of any pre-contact or historic activities which could have left an archaeological trace. As a result, cultural resource clearance for the proposed Lakeshore at Loso project site is recommended.

This recommendation is made with the understanding that if the APE boundaries should change, additional archaeological investigations may be required. As such, this recommendation is only valid for the APE boundaries as documented in this report (Figure 11). This recommendation of cultural resource clearance is also made with the understanding that if any archaeological materials, human remains or associated mortuary goods are uncovered during construction or earth-moving activities within the APE, work within the area will immediately cease and the OPRHP will be notified.

*Report Author and Affiliation*: Nikki A. Waters, M.A., Principal Investigator. Alliance Archaeological Services, 4160 Watervale Road, Manlius, New York 13104.

*Final Report Date*: February 4th, 2018

## TABLE OF CONTENTS



### List of Tables



### List of Figures

## Introduction

In response to a request from Keplinger Freeman Associates, LLC, Alliance Archaeological Services has completed a phase IA archaeological background and literature review and phase IB archaeological field reconnaissance of the proposed Lakeshore at Loso project in Cicero, Onondaga County, New York (OPRHP # 17PR08380).

The purpose of a phase IA archaeological background and literature review is to identify and describe all previously recorded pre-EuroAmerican contact and historic archaeological sites and resources within and around the boundaries of the proposed project area. This information is then combined with a review of the natural setting of the project area in order to develop a regionally specific pre-contact and historic context. This context is then used to evaluate the project area's sensitivity to contain additional pre-contact and/or historic archaeological sites. The results of the phase IA evaluation are then used to evaluate the necessity of any additional archaeological investigations, and if necessary, to formulate a project-specific phase IB archaeological field reconnaissance methodology. The results of both investigations are then used to evaluate the eligibility of any archaeological sites within the project area for nomination to the *State and/or National Registers of Historic Places*. All aspects of the phase I archaeological survey conducted for this project conform to the New York Archaeological Council's (NYAC) *Standards for Cultural Resource Investigations* (1994) as adopted and required by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), as well as to the *Phase I Archaeological Report Format Requirements* as published and required by the OPRHP (2005, revised 2013).

The following report details the results of the phase IA background and literature review and phase IB archaeological field reconnaissance, and presents Alliance Archaeological Services' conclusions and recommendations concerning the necessity of any additional archaeological investigations.

### *Project Description*

The proposed project plan calls for the construction of an apartment complex with associated garages, parking areas and utilities within the existing Lakeshore Marina to the north of the intersection with Lakeshore and Mud Mill roads in the Town of Cicero, Onondaga County, New York. The overall project area consists of approximately 9.6 hectares (~23.7 acres) of land in a mix of maintained grass and isolated standing woodland. An existing residential home, marina and associated garage and storage areas are also present. A floodplain is present within the northern portion of the property extending south from Oneida Lake but will not be disturbed by any project construction. This area is therefore not included in the Area of Potential Effect (APE). Additional existing residential properties lie to the immediate west and south. The overall project borders are shown on Figure 10. The current project development plans and APE are shown in detail on Figure 11. The current work scope was defined as a phase IA background and literature review of the overall project area and a phase IB archaeological field reconnaissance of all portions of the current APE. Representative photographs of the overall project area and APE were taken at the time of the phase IB field investigation and are provided in Appendix A.

### *Project Location*

The project area is located to the north of the intersection of Lakeshore and Mud Mill roads in the Town of Cicero in central New York State (Figure 1). Figure 2 shows the location of the project area as shown on portions of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, Inc. Figure 3 shows the project location as shown on a map generated on the Web Soil Survey. Historic maps of the project area are provided as figures 4 through 9. Figure 10 shows the location of the overall project area and Figure 11 shows the location of the APE and all proposed project improvements. Figure 12 shows the location of all subsurface testing and Figure 13 shows the location and orientation of all project photographs. Photographs (Appendix A) provide representative views of the APE at the time of the phase IB field investigation.

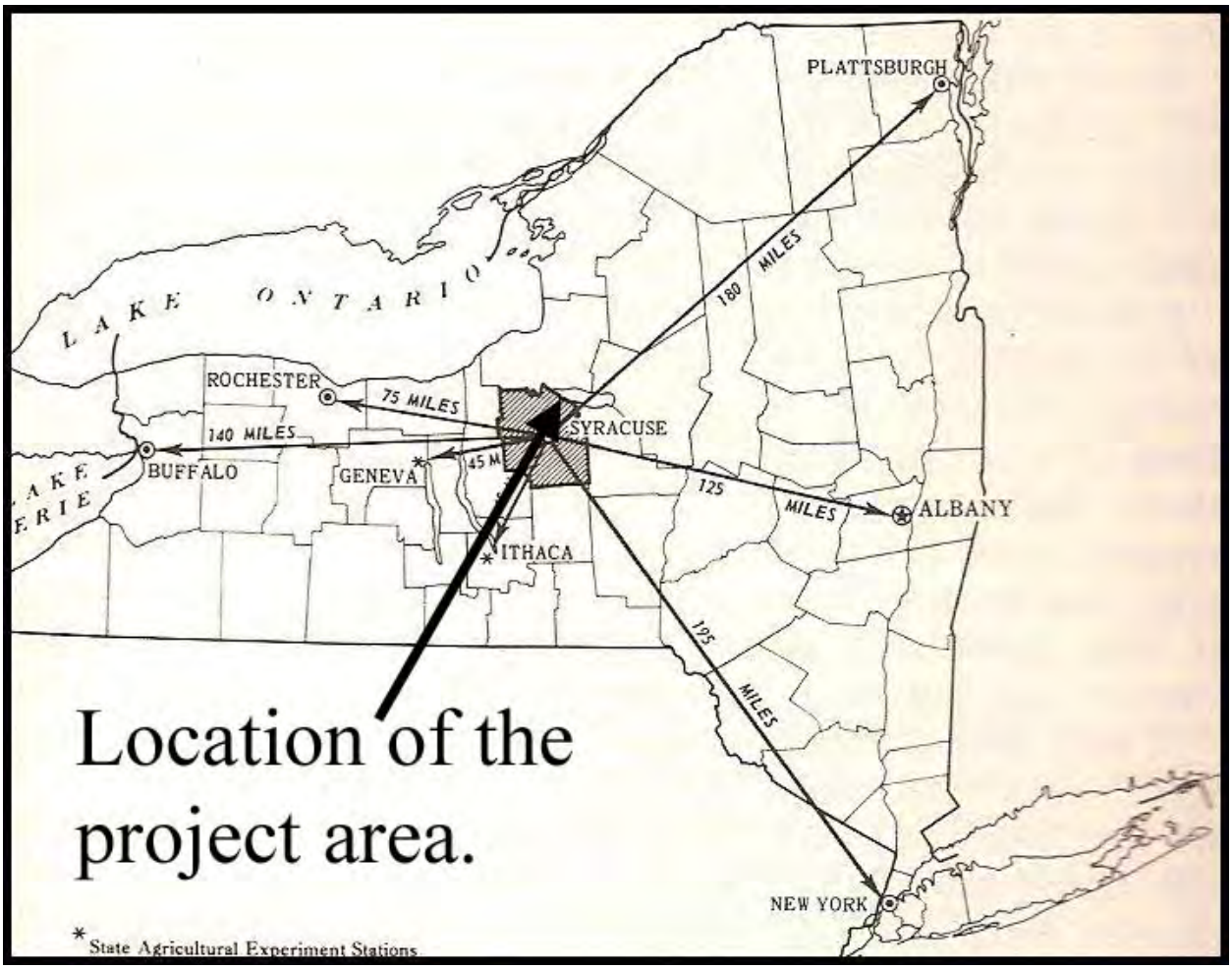


Figure 1. General location of the project area within New York State (Adapted from a base map provided in Hutton and Rice 1977).

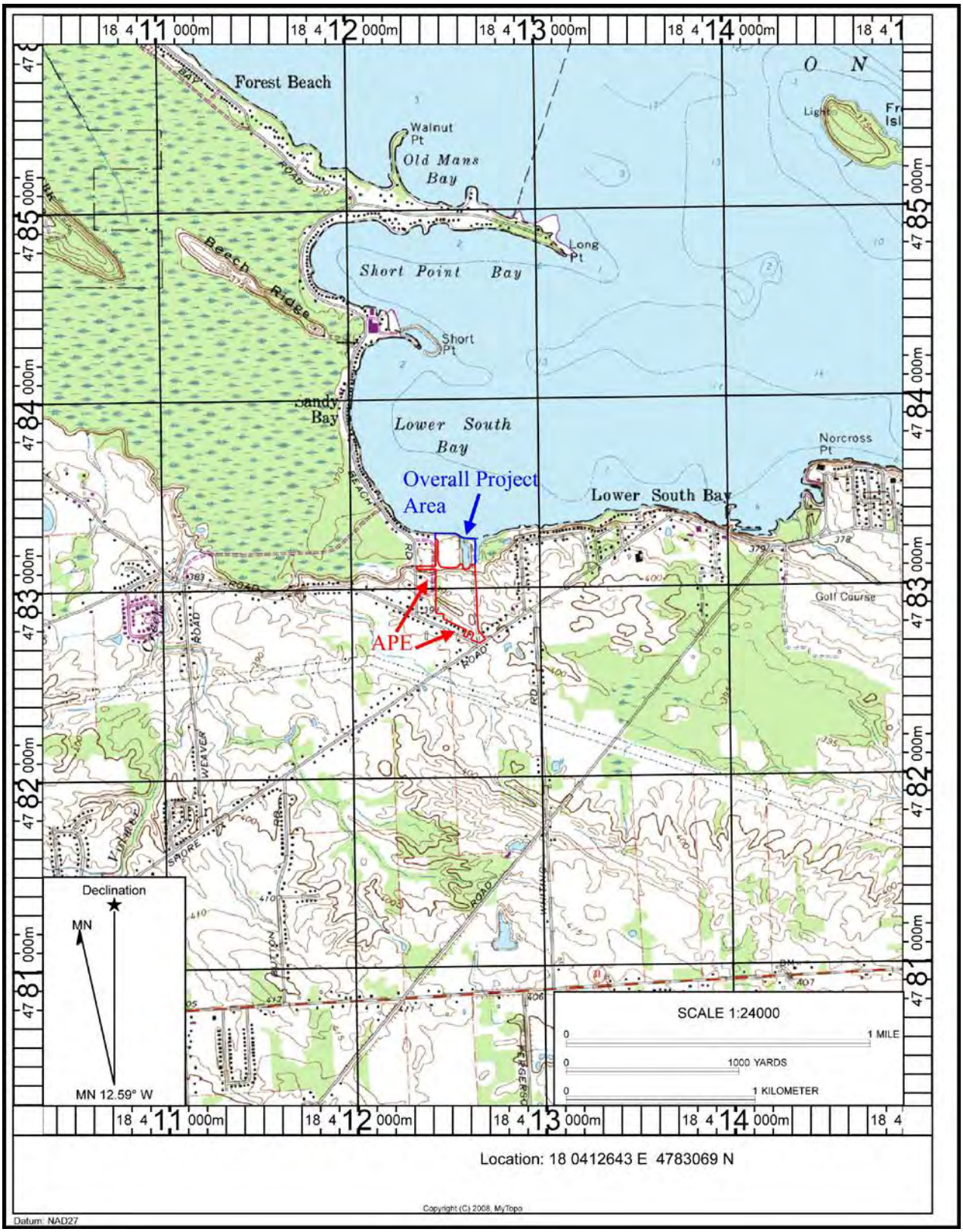


Figure 2. Location of the project area as shown on a portion of the 1973 Cicero, New York 7.5' quadrangle, photo-revised 1978, Copyright 2008 Maptech, Inc.

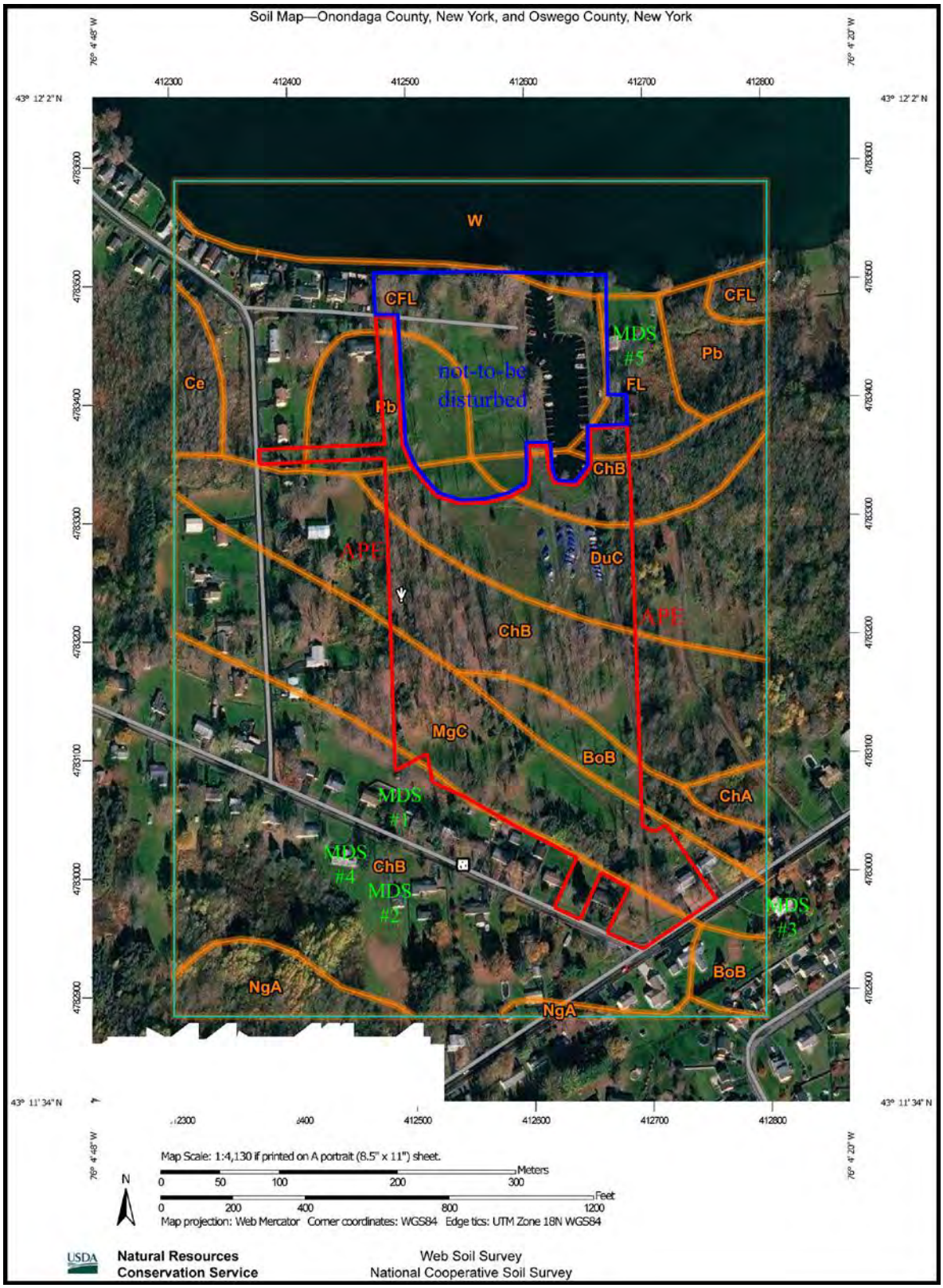


Figure 3. Soils within the project area as shown on the Web Soil Survey of Onondaga County.

## Background Research

*Environmental Setting*

The following represents a brief synthesis of the available information regarding the physical and environmental setting of the current project area. This information is provided in order to place this area within a context conducive to assessing its potential to contain significant archaeological resources.

*Past and Present Land Use and Current Conditions*

The proposed Lakeshore at Loso project site lies to the north of the intersection between Lakeshore and Mud Mill roads. It is bordered to the south and west by existing residential properties, to the north by Oneida Lake and to the east by scrub woodland. An existing residential house is within the southeast project corner and a 100-slip marina lies within the northeast overall project corner. Existing garage and storage buildings border the marina to the south. A gravel access road runs from Lakeshore Road north within the eastern overall project border. Smaller gravel access roads are also present. The APE is dominated by a mix of maintained grass and isolated standing woodland. A floodplain is present within the northern portion of the property to the west of the marina and extends south from Oneida Lake; however, this area will not be disturbed by any project construction and is therefore not included in the APE. A small stream also runs through the east-central project portion. Given that the phase I investigation was conducted in early to mid-winter, significant portions of the APE were also sporadically within ponded or saturated soils. As a result, shovel test intervals were either adjusted slightly to accommodate drier areas or excavated and documented quickly before they filled with water. Significantly ponded areas were marked on the project field map and shovel tests were completed once the soils had dried out. As a result, only those portions of the APE within the stream or within very poorly drained muck soils were eliminated from the phase IB investigation on the basis of drainage.

Informal interviews conducted with the current property owner indicated that the overall project area was originally a part of the D.H. Hoyt farmstead and in the early 20$^{th}$ century was used as a cow pasture. The Hoyt residence is identified as MDS #3. At this time the property did not contain any trees. The existing pine trees were planted in the 1960s and the area to the south and southwest of the marina was excavated in the 1970s. The extent of this excavated and graded area is provided on Figure 12. A buried sewer pipeline was also installed across the northern portion of the overall project area approximately 75 feet from the shoreline of Oneida Lake (Figure 11). Additional isolated disturbances were related to the installation and maintenance of the gravel access roads. With the exception of the current marina structures and private residence no other outbuildings, foundations or other features were recalled as being present on the property.

The review of available historic maps (figures 4 through 9) indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20$^{th}$ century. However, in the mid-20$^{th}$ century, it was converted into a marina and private residence. Photographs (Appendix A) provide representative views of the APE at the time of the phase IB field investigation.

*Soils*

The overall project area and the APE are within the Bombay, Collamer, Dunkirk, Madrid and Palms series soil associations. The not-to-be disturbed floodpain area is almost exclusively within Cut and Fill Land (CFL); however, a narrow portion of the APE which extends west from the northwest APE portion to Beach Road is also shown within CFL. This mapping unit is within areas where the original soil has either been stripped or removed or where the original soils have been covered with fill from another location to a depth of 1 meter (3 feet) or more. As a result, the potential for intact archaeological materials to be present at or near the surface is negligible.

Variably drained alluvial soils (FL) are also within the northeast overall project portion to the east of the marina. These soils are mapped along both banks of a small tributary of Oneida Lake and extend east beyond the project borders. Although a narrow portion of the APE does extend slightly north into these soils, the project disturbances within this area consist of modifications to the existing gravel access road. As a result, all project

construction within this area will take place within soils which were previously disturbed by the original construction of the marina and the road.

Bombay Series soils consist of deep, moderately well drained soils which formed in glacial till with a high content of sand. They are found on uplands (Hutton and Rice 1977: 39-40). Collamer Series soils consist of deep, moderately well drained soils which formed in stone-free, lake-deposited silt and very fine sand. They are found on the undulating tops of lake plains (Hutton and Rice 1977: 46-47). Dunkirk Series soils consist of deep, well drained soils which formed in glacio-lacustrine deposits of silt and very fine sand. They are also found on lake plains (Hutton and Rice 1977: 50-51). Madrid Series soils consist of deep, well drained soils which formed in loamy glacial till with a high content of sand. They are found on upland till plains and drumlins (Hutton and Rice 1977: 74-76). Palms Series soils consist of very poorly drained, well decomposed muck underlain by loamy mineral matter. They are found within boggy depressions on lake and till plains (Hutton and Rice 1977: 93).

The specific soils within the APE are Bombay gravelly loam, 2 to 8% slopes (BoB); Collamer silt loam, 2 to 6% slopes (ChB); Cut and Fill Land (CFL); Dunkirk silt loam, 6 to 12% slopes (DuC); Fluvaquents, Frequently Flooded, 0 to 8% slopes (FL); Madrid gravelly loam, 8 to 15% slopes (MgC); and Palms muck (Pb) (Hutton and Rice 1977: pp. 39-40, 46-47, 50-51, 53, 74 -76 and 93; Web Soil Survey Map; Figure 3). The key properties of these soils are illustrated in Table 1 below.

**Table 1: Soils Within the Project Area**

| Name | Soil Horizon Depth (cm/in) | Color | Texture, Inclusions | Slope | Drainage | Landform |
|---|---|---|---|---|---|---|
| Bombay gravelly loam, (BoB) | $A_p$: 0-25 cm (0-10 in)<br>AB: 25-41 cm (10-16 in)<br>$B2_t$: 41-74 cm (16-29 in)<br>B3: 74-97 cm (29-38 in)<br>C: 97-152 cm (38-60 in) | DkGrBrn<br>YBrn<br>DkBrn<br>Brn<br>Brn | GrvLo<br>FSaLo<br>HFSaLo<br>GrvFSaLo<br>GrvHFSaLo | 2-8 | WD | On the undulating uplands. |
| Comments: this soil has a profile described as representative of the series. | | | | | | |
| Collamer silt loam, (ChB) | $A_p$: 0-25 cm (0-10 in)<br>AB: 25-41 cm (10-16 in)<br>BA: 41-61 cm (16-24 in)<br>$B21_t$: 61-81 cm (24-32 in)<br>$B22_t$: 81-107 cm (32-42 in)<br>C: 107-127 cm (42-50 in) | DkGrBrn<br>YBrn<br>DkBrn<br>Brn<br>Brn<br>RdBrn | SiLo<br>SiLo<br>SiLo<br>HSiLo<br>HSiLo<br>SiLo | 2-6 | MWD | On the undulating tops of lake plains. |
| Comments: this soil has a profile described as representative of the series but erosion can be a hazard. | | | | | | |
| Cut and Fill Land (CFL) | This mapping unit is within areas where the original soil has either been stripped or removed or where the original soils have been covered with fill from another location to a depth of 1 meter (3 feet) or more. As a result, the potential for intact archaeological materials to be present at or near the surface is negligible. | | | | | |
| Dunkirk silt loam, (DuC) | $A_p$: 0-13 cm (0-5 in)<br>A1: 13-28 cm (5-11 in)<br>A22: 28-41 cm (11-16 in)<br>$B21_t$: 41-53 cm (16-21 in)<br>$B22_t$: 53-91 cm (21-36 in)<br>C1: 91-102 cm (36-40 in)<br>C2: 102-183 cm (40-72 in) | DrkBrn<br>YBrn<br>Brn<br>Brn<br>Brn<br>Brn<br>DkGrBrn | SiLo<br>SiLo<br>SiLo<br>HSiLo<br>HSiLo<br>HSiLo<br>Silt/Sand | 6-12 | WD | On lakeplains. |
| Comments: this soil has a profile described as representative of the series but erosion can be a hazard. | | | | | | |
| Fluvaquents, Frequently Flooded,(FL) | This mapping unit consists of alluvial soils and recent alluvial deposits and can range from well to very poorly drained over short distances. As a result, each area must be assessed independently. Slopes typically range from 0 to 8%. | | | | | |
| Madrid gravelly loam, (MgC) | $A_p$: 0-23 cm (0-9 in)<br>B1: 23-48 cm (9-19 in)<br>$BA_2$: 48-58 cm (19-23 in)<br>$B2_t$: 58-107 cm (23-42 in)<br>C: 107-188 cm (42-74 in) | Brn-DkBrn<br>Brn<br>RdBrn<br>RdBrn<br>RdBrn | FSaLo<br>FSaLo<br>FSaLo<br>FSaLo<br>HFSaLo | 8-15 | WD | On the sides of low hills and drumlins or on the sideslopes of drainages. |

| | | | | | | |
|---|---|---|---|---|---|---|
| Comments: this soil has a profile described as representative of the series; however, this mapping unit has a gravelly loam surface layer. Moderate to severe erosion can also be a hazard. | | | | | | |
| Palms muck (Pb) | Oa1: 0-20 cm (0-8 in)<br>Oa2: 20-36 cm (8-14 in)<br>Oa3: 36-61 cm (14-24 in)<br>$IIC_g$: 61-127 cm (24-50 in) | Blk<br>Blk<br>Blk<br>Gr | SapMat<br>SapMat<br>SapMat<br>LtClLo | Level to nearly level. | VPD | Low areas on lakeplains or depressions on till plains. |
| Comments: this soil has a profile described as representative of the series. | | | | | | |

COLOR/TEXTURE KEY:

| | | | | |
|---|---|---|---|---|
| Blk-Black | Brn-Brown | Cl-Clay | cm-centimeters | Dk-Dark |
| F-Fine | Gr-Grayish | Grv-Gravelly | H-Heavy | Lo-Loam |
| Lt-Light | Rd-reddish | Sa-Sandy | SapMat-Sapric Material | |
| Si-Silt | Y-Yellowish | | | |

DRAINAGE KEY:

MWD-Moderately Well Drained WD-Well Drained
VPD-Very Poorly Drained

The APE is almost exclusively within a mix of moderately well to well drained soils which formed in glacio-lacustrine and glacial till deposits on uplands and old lake plains. With the exception of a low hill within the southwest corner, all portions of the APE are relatively level. As a result, erosion will have been a minimal hazard. Cultural materials, if present, are therefore expected to be within the upper and central portions of the soil profile: i.e. less than 40 cm (16 inches) below the ground surface. A comparison of the results of the phase IB soil evaluation with the published soil information is provided in the *Results* section.

The only exceptions are the extreme northern edges of the APE which extend into Cut and Fill Land (CFL), very poorly drained muck (Pb) and variably drained alluvium (FL). These northern sections complete the overall project area (Figure 3). The variably drained alluvium is present within the extreme northeast overall project corner and borders both sides of a small stream which drains into Oneida Lake (Figure 3). However, the stream and the majority of its floodplain lie east of the overall project borders. The portion of the APE which extends into this area consists of the built-up portion of the gravel road used to access the east portion of the marina. This area was previously significantly disturbed by both the construction of the marina and the installation of the gravel access road. No new building or construction will take place within this area. As a result, no deep archaeological testing was conducted.

The Cut and Fill Land dominates the not-to-be –disturbed portion of the overall project area which runs north to Oneida Lake from the APE. However, a lobe of this mapping unit also extends south along both sides of Beach Road and covers the western portion of the proposed access road from the western border of the APE to Beach Road. The eastern portion of this access road is mapped with very poorly drained muck (Figure 3). Given these factors, this access road was considered to have a very low potential to contain potentially significant archaeological resources and no further investigations were conducted.

*Drainage*

The overall project area and APE are drained by Oneida Lake which borders the overall project area to the north. A small stream also runs within the eastern APE portion and drains into the marina. The location and course of this small stream is related to excavation and grading conducted on the property in the 1960s and 70s. Although no wetlands are shown as present within the overall project area on the modern topographic map (Figure 2), a very large wetland track is present to the immediate northwest to the west and south of Beach Road. The phase IB fieldwork was completed in mid-winter and although significant areas of ponded and/or saturated soils were identified during periods of rain and immediately following episodes of thaw, the moderately well to well drained soils drained quickly. As a result, shovel tests were still able to be excavated during periods of warmer weather. When areas of persistent ponding or saturation were encountered, the location was marked on the project field map and shovel tests were completed at a later date. As a result, no portions of the APE outside of the Cut and Fill Land or very poorly drained muck soil mapping units were eliminated on the basis of drainage.

*Site File Search*

Evaluated site files included the currently available New York State Museum (NYSM) site file records, the currently available OPRHP site file records and the currently available OPRHP previous archaeological survey report files. Available *National Register of Historic Places Building Inventories* were also evaluated to identify both National Register Listed (NRL) and National Register Eligible (NRE) structures within or adjacent to the current project area. Historic map evaluation included the 1852 *Map of Onondaga County*, the 1860 *Map of Onondaga County*, the 1874 *Map of Onondaga County*, the 1898 Syracuse quadrangle, and the 1944 Cicero quadrangle. A drawing of the David Hoyt farmstead showing the overall project area as cow pasture has also been included as Figure 9. The file search also included an evaluation of any pre-EuroAmerican contact sites documented by early investigators of the region, such as Beauchamp (1900) and Parker (1922), as well as an evaluation of the Town of Cicero and Onondaga County histories for information relevant to the current project. These data were then combined with the results of the natural and environmental setting review in order to construct a regionally specific archaeological sensitivity assessment for the current project area. The results of this file search are presented below.

*Previously Recorded Archaeological Sites*

A review of the currently available site files indicated that no pre-contact or historic archaeological sites have yet been recorded either within or adjacent to the overall project area or current APE and no historic archaeological sites have yet been recorded within one mile. However, at least one pre-contact site has been recorded in the OPRHP records within this same interval. Beauchamp (1900) and Parker (1922) also show two additional pre-contact sites within the overall area. None of these pre-recorded sites have yet been determined *National Register Eligible* and none are *National Register Listed*. Each pre-recorded archaeological site is summarized in Table 2 and discussed in more detail below.

**Table 2:**
**Pre-recorded Archaeological Sites Reported within the Vicinity of the Project Area**

| NYS OPRHP Site # | Additional Site #s and/or Names | Dist./Direction (meters/feet)* | Time Period | Site Type |
|---|---|---|---|---|
| A06702.000081 | Justelle Estates Prehistoric Site | 305 meters; 1,000 feet; E | Late Archaic (3,000 – 1,000 B.P.) | camp |
| --- | WB ONON #34; ACP ONON #75 | unknown; within Lots 32 and 33 | indeterminate pre-contact | camps |
| --- | WB ONON #36; ACP ONON #78 | unknown; E | indeterminate pre-contact | camps |

*Minimum distance provided. ACP = Arthur C. Parker WB = William Beauchamp

*Pre-contact Archaeological Sites*

*OPRHP Site #A06702.000081*

OPRHP Site #A06702.000081 is shown to the east of the APE to the east of Shellman Drive. This site was recorded in February of 1998 by Pratt and Pratt Archaeological Consultants, Inc. Recovered cultural materials consisted of an indeterminate number of flakes, fire-cracked rock, charcoal and a possible hearth or roasting area. Although no diagnostic materials were reported as recovered during the phase I, one Sylvan Stemmed, one Brewerton Side-notched, and one Normanskill point were reported as recovered during phase II. Additional cultural materials included flakes, scrapers, an anvil stone, chopper, knives, calcined bone and fire-cracked rock. Phase III data recovery excavations were recommended but no formal National Register determination form was identified. In addition, no record or report of this site beyond the state site form could be found in the OPRHP records. It is therefore unclear if phase III investigations were conducted. Given its proximity to Parker Site #75 it is highly likely that this represents the same resource. Although further study of this resource is therefore highly likely to produce additional information significant to our understanding of the history of the region, as this site is beyond the current project borders, no related archaeological deposits or features should be impacted. As a result, no archaeological investigations of this site as related to the current project were conducted.

*William Beauchamp Onondaga County Site #34*

This site was first recorded by Beauchamp as his Onondaga County Site #34 and consisted of "small camps on lots 32 and 33, Cicero about South Bay on Oneida lake, and another farther east on the Eastwood farm lot 46" (Beauchamp 1900: 117). Parker's description is identical but he identifies this resource as Onondaga County Site #75 (Parker 1922: Plate 196, p. 646). A review of the 1860 and 1874 maps (figures 5 and 6) show that the current project area is within Lot 32 and that Lot 33 lies adjacent to the east. The Justelle Prehistoric Site discussed above is within the eastern portion of Lot 32 near its border with Lot 33 and most likely represents a component of this resource. Two residences belonging to an N.P and S.A. Eastwood, respectively, are also shown along the north side of Lakeshore Road within the northeast portion of Lot 33 near its border with Lot 46. No further information was available. Given the broad description of these camps as lying somewhere within lots 32 and 33 it is possible that one of these camps is within or adjacent to the current project area. Both Beauchamp and Parker recorded similar general camp areas throughout New York State and used them to represent zones where scattered cultural remains could often be found. Given that the current APE lies within one of these generalized areas, there is a potential for associated archaeological materials to be present. At least one related camp site (the Justelle Prehistoric Site) has already been recorded to the east. As a result, further archaeological investigations related to the current project were conducted.

*William Beauchamp Onondaga County Site #36*

This site was first recorded by Beauchamp as a portion of his Onondaga County Site #36 and consisted of "small camps, as on the islands in Cicero swamp and on Frenchman's and Dunham's islands in Oneida lake" (Beauchamp 1900: 117). Parker's description is identical but he identifies this resource as Onondaga County Site #78 (Parker 1922: Plate 196, p. 646). This site lies to the east of the sites discussed above. No further information was available. Although further study of this resource is highly likely to produce additional information significant to our understanding of the history of the region, as this site is well beyond the current project borders, no related archaeological deposits should be impacted. As a result, no archaeological investigations of this site as related to the current project were conducted.

*Previous Professional Archaeological Investigations*

A review of the available survey files indicated that the current project area has never been the subject of professional archaeological investigations and no professional investigations have yet been conducted near or adjacent to the current APE. However, at least two full phase I surveys have previously been conducted within approximately one mile. Although a report copy could not be identified, phase I and II investigations were also conducted to the east of the current project area by Pratt and Pratt Archaeological Consultants. These surveys resulted in the identification of the Justelle Prehistoric Site discussed above. The first survey was conducted to the southwest of the current project area at and extending beyond the one mile evaluation interval by the Environmental Collaborative and consisted of a phase I evaluation of the proposed John's Landing Extension project (Reuter 2001). However, no cultural materials were identified and no further archaeological investigations were conducted. The second survey was conducted to the northwest of the current project area by Hartgen Archaeological Associates, Inc. and consisted of a phase I evaluation of the Leon's Cottages Lot Development project site (Hartgen 2004). However, no cultural materials were identified and no further archaeological investigations were conducted.

*Pre-contact Sensitivity Assessment*

The review of archaeological sites indicated that no pre-contact archaeological sites have yet been definitely recorded within or adjacent to the current project area on the state records. However, both Beauchamp and Parker indicate that camps are present within lots 32 and 33. The current project area is within Lot 32. Consistent with these descriptions, the Justelle Prehistoric Site was identified to the east of the current project area near the border between lots 32 and 33. Phase II test excavations indicated that this site consisted of a Late Archaic camp. Additional camps were recorded further to the east within Lot 46. Although they are beyond the one mile interval evaluated for this project, two additional pre-contact sites have also been recorded to the northwest along the large ridge within the swamp. As a result, it is highly likely that the current project area represents part of the resource extraction sphere utilized during the habitation of the camp sites centered along the shores of Oneida Lake. Although the procurement of floral and faunal resources does not always produce a visible archaeological trace,


Figure 4. Location of the project area as shown on a portion of the 1852 *Map of Onondaga County*.


Figure 5. Location of the project area as shown on a portion of the 1860 *Map of Onondaga County*.


Figure 6. Location of the project area as shown on a portion of the 1874 *Map of Onondaga County*.

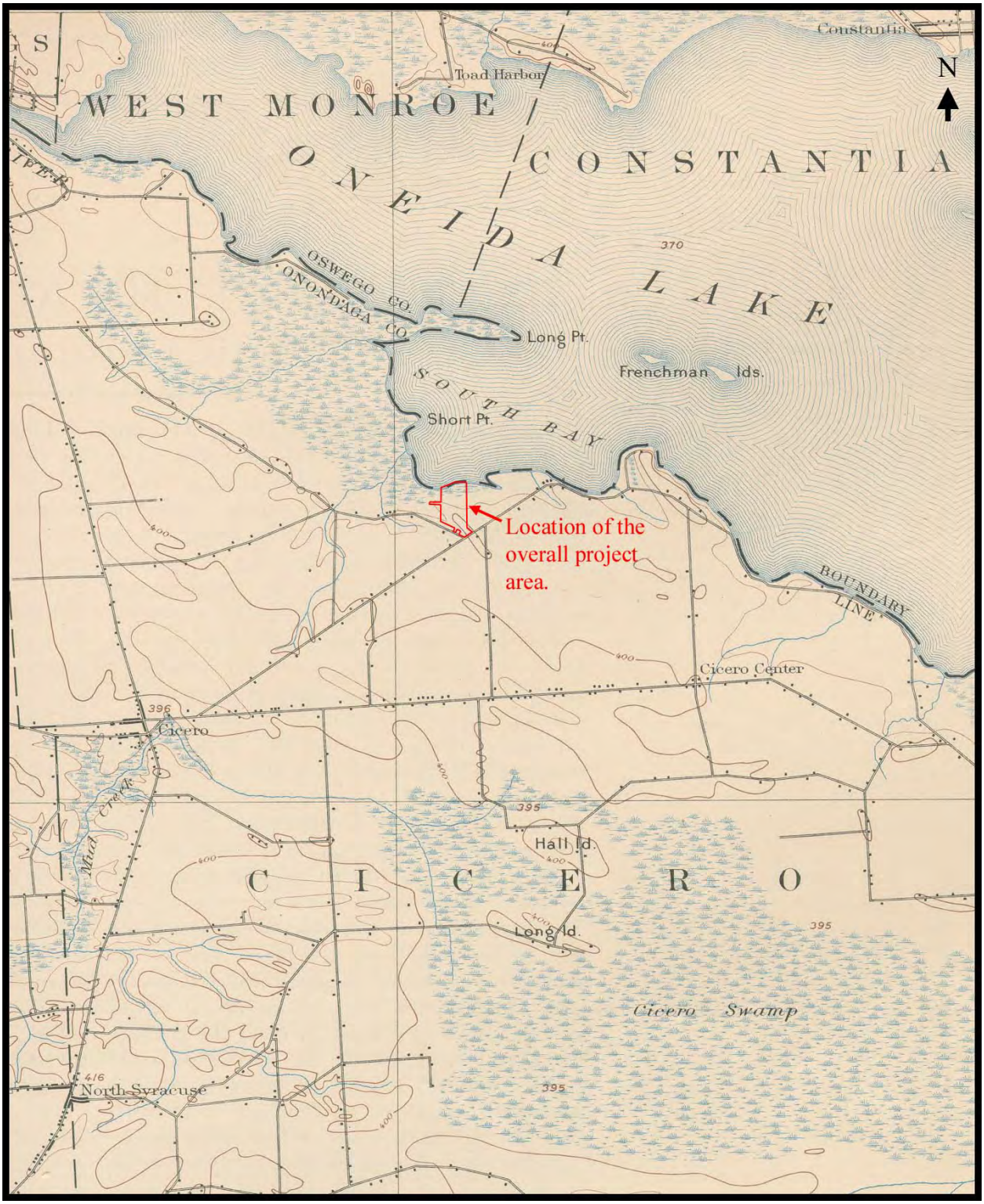


Figure 7. Location of the project area as shown on a portion of the 1898 Syracuse, New York quadrangle.


Figure 8. Location of the project area as shown on a portion of the 1944 Cicero, New York quadrangle.

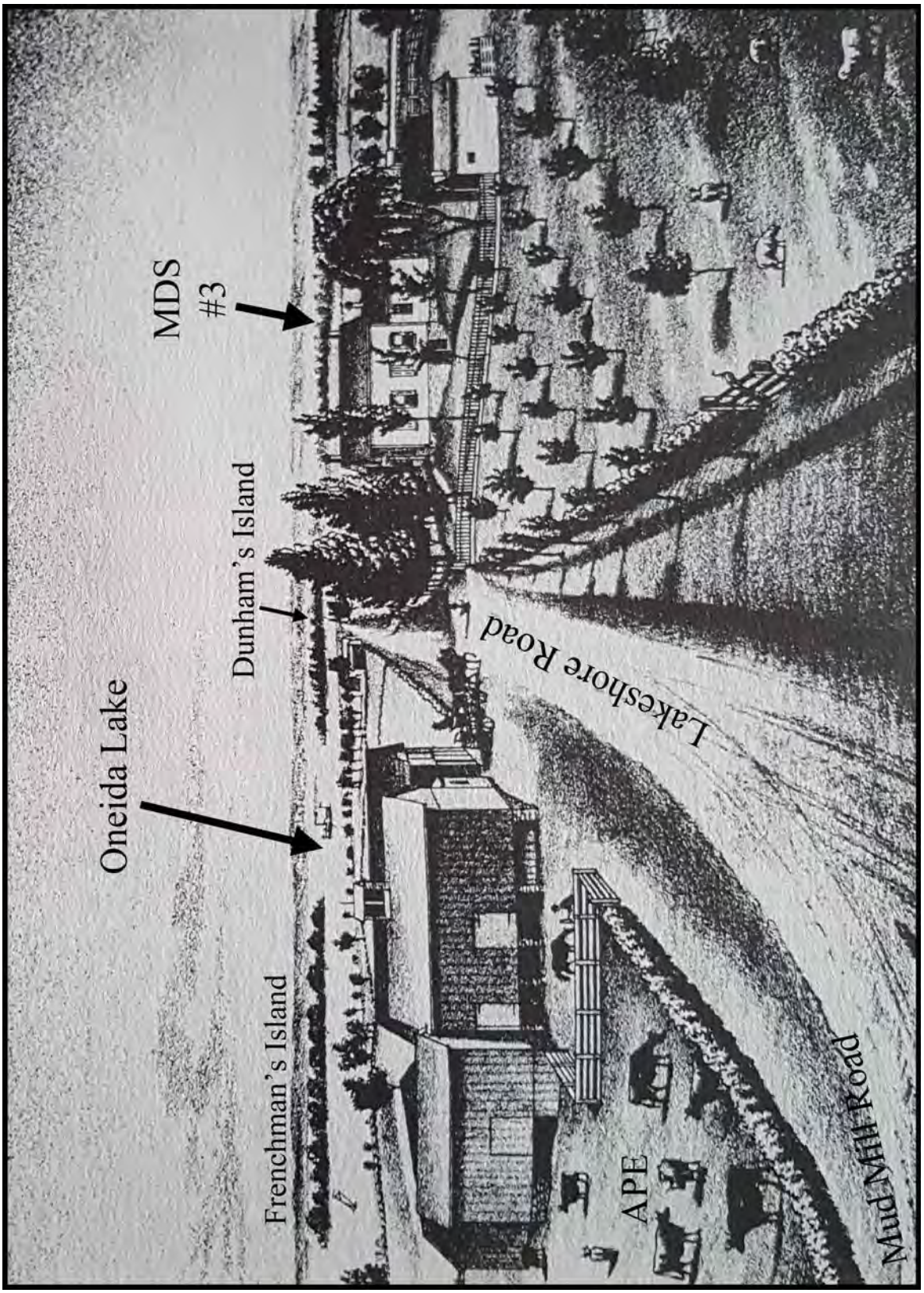


Figure 9. A drawing identified in the county history (Clayton 1878: 344-345) showing the Hoyt Farmstead.

there is a potential for similar activities which transcended this threshold to have taken place within the current project boundaries. As a result, the current APE was considered to have a moderate to high potential to contain previously unidentified pre-contact sites.

*National Register Listed and Eligible Properties*

A review of the available *National Register of Historic Places Building Inventories* indicated that no National Register Listed (NRL) or National Register Eligible (NRE) resources are present within or closely adjacent to the current APE. Although the residential home within the southeast corner of the current project area is included on the *Building and Structures Inventory List* (A06702.000142) it was determined to be ineligible. Two additional residential structures further to the west of the current project area along Mud Mill Road (A06702.000087 and A06702.000112) were also determined to be ineligible. As a result, no NRL, NRE or listed resources will be impacted by the proposed project.

*Map-documented Historic Structures*

The review of available historic maps (figures 4 through 9) indicated that no map-documented structures (MDS) are shown within the overall project area from 1852 until 1944. However, one residential MDS (MDS #1) is shown as roughly adjacent the southwest corner in 1852 (Figure 4). This MDS is shown as no longer extant from 1860 onward. The historic map review also indicated that three additional residential MDS are present to the southwest and southeast along Mud Mill and Lakeshore roads in close proximity. A fourth MDS is shown to the northeast of the northeast project corner. All of these resources are discussed in the narrative below and listed in Table 3. Their locations are also shown on figures 3 and 12. By the time of the current investigation, only MDS #3 and MDS #5 were still extant. However, a private residence which could be MDS #2 was also noted.

The first (MDS #1) is shown to the southwest of the APE along the north side of Mud Mill Road. This MDS is only shown as extant in 1852 (Figure 4) and is identified as the D. Shepherd residence. This MDS is missing from all subsequent historic maps. At the time of the current evaluation, the location of this MDS was occupied by modern private residential houses. MDS #2 is shown to the southwest of the APE along the south side of Mud Mill Road and is identified as a school house in 1852 (Figure 4), as School House #4 in 1860 (Figure 5), and as a school in 1874 (Figure 6). It is unclear from the 1898 map (Figure 7) if this MDS is still extant, but the South Bay School is shown in this general location in 1944 (Figure 8). The modern topographic map (Figure 2) also shows a structure near this general location. At the time of the current evaluation a private residence which may represent the converted school house was still extant. MDS #3 is shown to the southeast of the APE along the south side of Lakeshore Road just to the east of its intersection with Mud Mill Road. It is identified as the D.H. Hoyt residence from 1852 until 1874 (figures 4 to 6). An unnamed structure is still shown at this location on the 1898 and 1944 maps (figures 7 and 8) as well as on the modern topographic map (Figure 2). At the time of the current evaluation a private historic residence was still extant at this location. Informal interviews with the current owner of the project area indicated that this area was originally part of this farmstead.

MDS #4 is shown to the southwest of the APE along the south side of Mud Mill Road just to the west of MDS #2. It is identified as the H. Shephard residence from 1860 until 1874 (figures 5 to 6). Although an unnamed structure is still shown at this location on the 1898 map (Figure 7) it is unclear whether or not this structure represents the school house or the Shephard residence. However, the South Bay School is shown near this location in 1944 (Figure 8) so it is likely that this MDS was removed sometime between 1874 and 1944 (Figure 8). At the time of the current evaluation a modern private residence was present at this location. MDS #5 is shown to the northeast of the APE from 1944 onward (figures 8 and 2). At the time of the current evaluation, a private modern residence was still present at this location.

**Table 3. Map-Documented Structures Adjacent the APE**

| *MDS #* | *1852* | *1860* | *1874* | *1898* | *1944* | *1978* |
|---|---|---|---|---|---|---|
| 1 | D. Shepherd | --- | --- | --- | --- | --- |
| 2 | School | School #4 | School | untitled? | South Bay School | untitled |
| 3 | D.H. Hoyt | D.H. Hoyt | D.H. Hoyt | untitled | untitled | untitled |

| | | | | | | |
|---|---|---|---|---|---|---|
| 4 | --- | H. Shephard | H. Shephard | untitled? | --- | --- |
| 5 | --- | --- | --- | --- | untitled | untitled |

As a result, it appears that the current APE was either vacant or agricultural land from at least 1852 until its development as a marina in the mid-20th century. Informal interviews conducted with the current property owner indicated that the project area was originally a part of the Hoyt farmstead (MDS #3) and at the beginning of the 20th century was being used as a cow pasture. A drawing identified in the county history (Clayton 1878: 344-345) shows the Hoyt farmhouse (MDS #3) as well as a cow pasture within the location of the current project area.

*Historic Sensitivity Assessment*

A review of the available historic literature indicated that Cicero was originally a part of Township #6 of the Military Tract and was originally a part of the Town of Lysander. The Town of Cicero was established in 1807 and included Clay. However, the Town of Clay was separated off in 1827. In regards to the current project area, MDS #3 was the private residence David H. Hoyt, a descendent of Simon Hoyt who settled in Massachusetts in 1628. David H. Hoyt was a member of the sixth generation of the Hoyt family and was born on April 28th, 1813. He moved to the Town of Cicero in 1836 and he and his brother, Jacob, purchased 136 acres of land. He married Caroline Andrews on October 5th, 1843 and they raised ten children. He was pre-deceased by his wife on March 22nd, 1877 (Clayton 1878: 337-344). A pencil drawing looking northeast at the Hoyt farmstead is provided as Figure 9. It shows two large barns across from the main house and a cow pasture to the west. Frenchman's and Dunham's islands can also be seen in the background. The two barns are within areas covered by private modern houses. The location of the cow pasture is consistent with the information provided by the current property owner.

This review therefore indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. At this time it was converted into a marina. The potential for previously unidentified historic archaeological deposits to be present within the APE was therefore considered to be moderate. If present, these deposits would most likely be associated with 19th to early 20th century refuse discarded during agricultural activities.

## Archaeological Survey Methodology

All aspects of the phase IB field evaluation of the proposed Lakeshore at Loso project site were conducted by and under the direct supervision of Nikki A. Waters, M.A., Principal Investigator. Field crew consisted of Reda A. Korkor. Fieldwork was completed on December 24th, 2017 and January 20th, 21st, 22nd, 27th, 28th, and 29th, 2018. Project photography was conducted during fieldwork. Conditions at the time of the phase IB field investigation were clear and cold with highs averaging in the 40s. Field excavations were shortened on January 22nd and 27th due to rain. However, no significant fieldtime was lost due to adverse weather or field conditions.

All aspects of this evaluation were conducted in accordance with the New York Archaeological Council's *Standards for Cultural Resource Investigations* (1994) as adopted and required by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), as well as to *the Phase I Archaeological Report Format Requirements* as published and required by the OPRHP (2005; revised 2013). The specific field methodology employed is discussed in more detail below.

*Surface Inspection*

A non-systematic pedestrian survey was first conducted in order to gather data relevant to 1) assessing the nature and extent of the previous disturbance, 2) gather data relevant to formulating an effective systematic subsurface testing strategy, and 3) identify any obvious surface indications of pre-contact and/or historic archaeological materials and/or features prior to the initiation of more intensive investigations. Optimal locations for shovel test transects, based upon their potential to provide the widest possible sample set, were also selected. The surface inspection was conducted when snow cover was minimal or absent. All final shovel test locations were recorded on the project map (Figure 12).

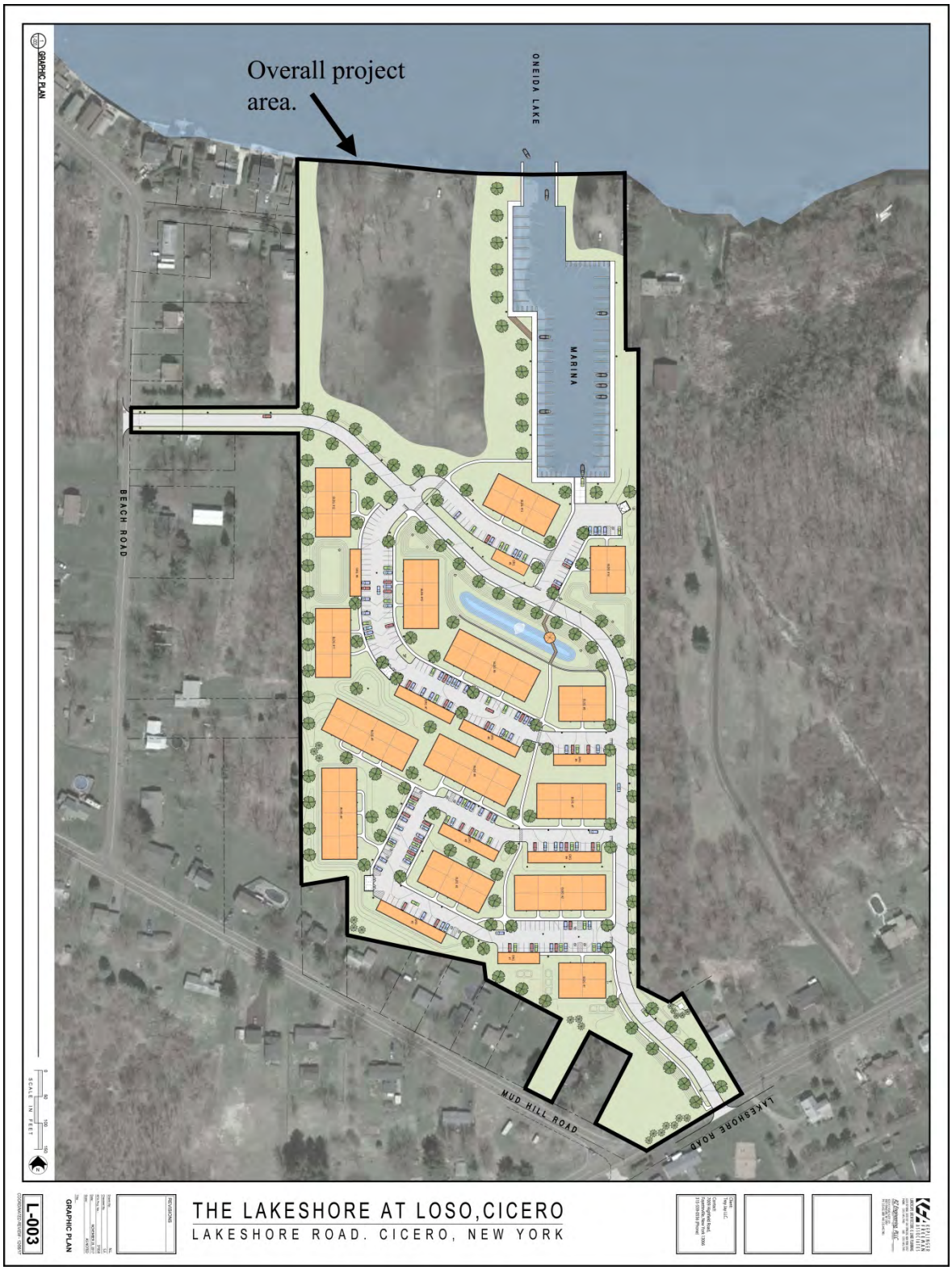


Figure 10. Location of the overall project area (Adapted from a base map provided by Keplinger and Freeman Associates).

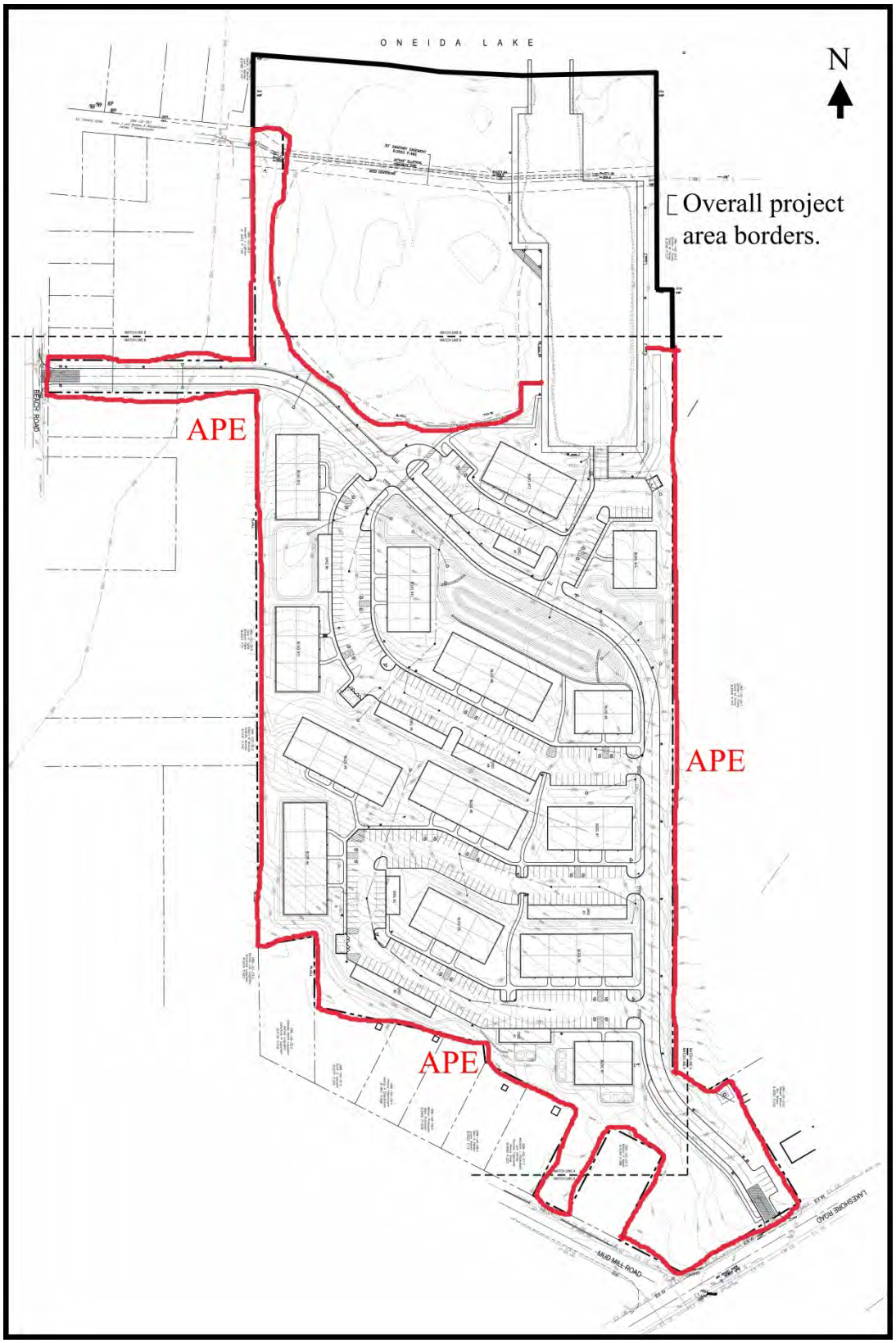


Figure 11. Location of the overall project area, APE and all proposed project improvements (Adapted from a base map provided by Keplinger and Freeman Associates).

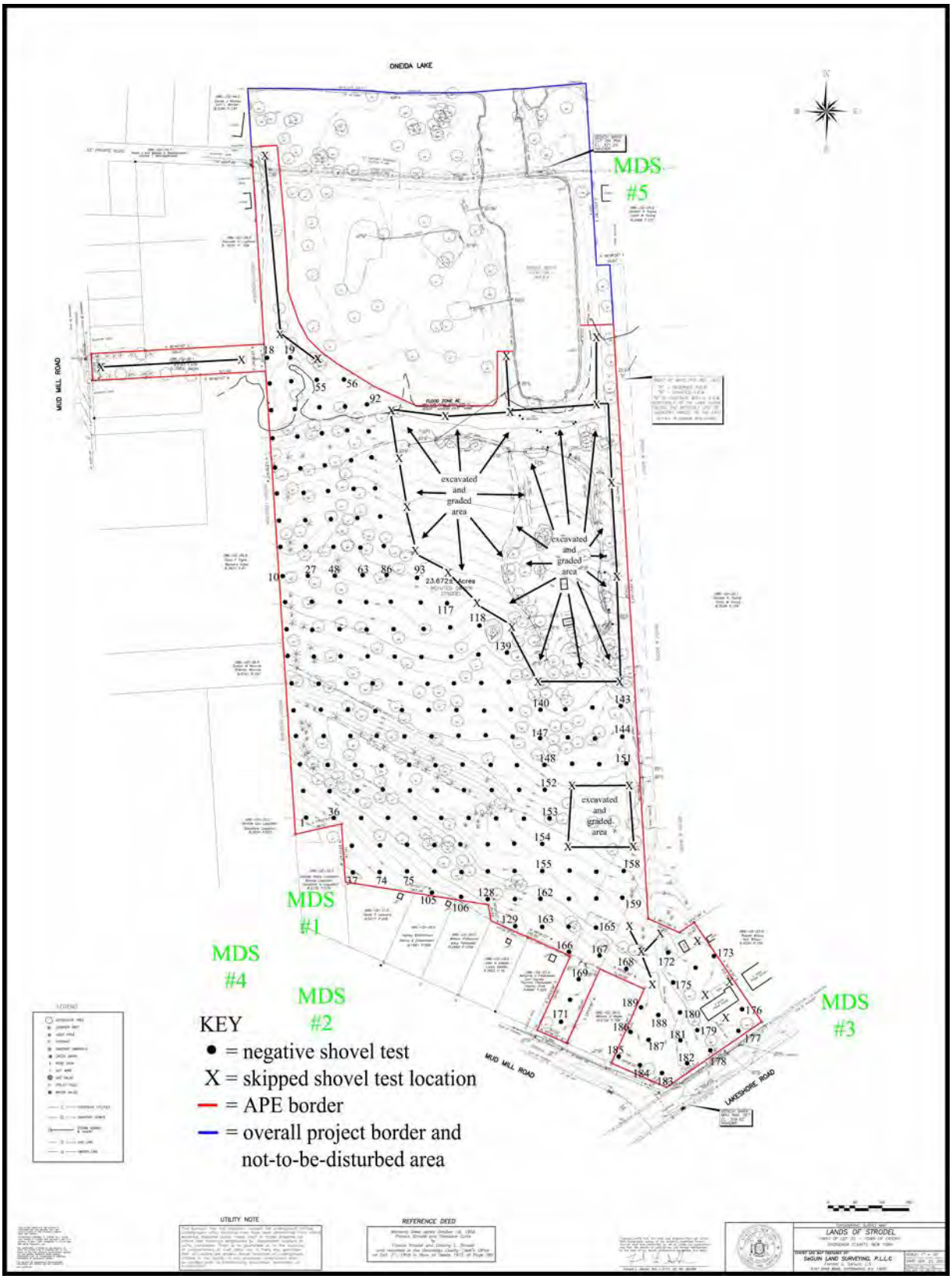


Figure 12. Location of all subsurface testing within the APE (Adapted from a base map provided by Keplinger and Freeman Associates). The locations of all MDS from Table 3 are shown in green.

If cultural materials had been identified, a pin flag would have been placed at each findspot until the full distribution of the surface scatter could be identified. All artifact findspots would then have been recorded on the project map and the materials bagged by pin flag and GPS coordinates. Radial shovel tests would then have been excavated in the area surrounding each positive findspot in order to further evaluate the soil stratigraphy and assess the potential for additional and/or buried cultural materials and/or features to be present. The specific shovel test methodology is described in detail below.

*Subsurface Inspection*

Given that the available ground surface visibility throughout the APE was less than 5%, no surface indications of pre-contact and/or historic archaeological sites were identified during the non-systematic surface inspection, significant previous disturbance related to excavation and grading was identified related to the marina and storage area, and no archaeological sites were found to be definitively documented within or adjacent to this area, only a standard, subsurface investigation was conducted (Appendix B).

This investigation involved the hand excavation of shovel tests at no greater than 15 meter (50 foot) intervals across all portions of the APE not currently covered by existing structures, within areas of very poorly drained muck soils, Cut and Fill Land, or within areas showing surface indications of significant previous excavation and grading. All shovel tests were a minimum of 30 cm (12 inches) in diameter, excavated a minimum of one cubic foot of soil, and were continued into undisturbed or non-artifact bearing subsoil. All excavated soils were then screened through 6mm (1/4 inch) mesh hardware cloth. The exposed soil profile was then visually examined to aid in the identification of cultural features, deposits and/or buried cultural horizons. If cultural materials had been identified, the recovered artifacts would have been bagged by shovel test location and relative depth below surface. Eight radial shovel tests would then have been excavated in each of the cardinal and subcardinal directions at 3 and 7.5 meter (10 and 25 foot) intervals, respectively. If indications of cultural features had been noted, the relevant portion of the shovel test would have been profiled, the exposed feature described and documented, and then covered with plastic prior to backfilling. Additional radial shovel tests, as described above, would then have been excavated. All positive shovel test locations would have been recorded on the project map (Figure 12). A detailed soil profile, including Munsell color and soil texture analyses, was obtained for each excavated probe. Upon completion of each investigation, all shovel tests were backfilled and their location recorded on the project map (Figure 12).

*Additional Excavation*

The extreme northeast edge of the APE is mapped within variably drained alluvium (FL) (Figure 3). This soil is present within the extreme northeast overall project corner and borders both sides of a small stream which drains into Oneida Lake (Figure 3). However, the stream and the majority of its floodplain lie east of the overall project borders. The portion of the APE which extends into this area consists of the built-up portion of the gravel road used to access the east portion of the marina. This area was previously significantly disturbed by both the construction of the marina and the installation of the gravel access road. No new building or construction will take place within this area. As a result, no deep archaeological testing was conducted.

## Archaeological Phase IB Survey Results

*Summary of the Background and Literature Review*

The background and literature review indicated that no pre-contact archaeological sites have yet been definitely recorded within or adjacent to the current project area on the state records. However, both Beauchamp and Parker indicate that camps are present within lots 32 and 33. The current project area is within Lot 32. Consistent with these descriptions, the Justelle Prehistoric Site was identified to the east of the current project area near the border between lots 32 and 33. Phase II test excavations indicated that this site consisted of a Late Archaic camp. Additional camps were recorded further to the east by Beauchamp and Parker within Lot 46. Although they are beyond the one mile interval evaluated for this project, two additional pre-contact sites have been recorded to the northwest along the large ridge within the swamp. As a result, it is highly likely that the current project area represents part of the resource extraction sphere utilized during the habitation of the camp sites centered along the shores of Oneida Lake. Although the procurement of floral and faunal resources does not always produce a visible

archaeological trace, there is a potential for similar activities which transcended this threshold to have taken place within the current project boundaries. As a result, the current APE was considered to have a moderate to high potential to contain previously unidentified pre-contact sites.

This review also indicated that although no residential or commercial MDS are shown within the APE from 1852 onward, one private residential MDS was roughly adjacent the southwest corner in 1852. In addition, this overall area was originally a part of the David Hoyt farmstead, with the specific APE serving as a cow pasture until the early 20th century. At this time it was converted into a marina. The potential for previously unidentified historic archaeological deposits to be present within the APE was therefore considered to be moderate. If present, these deposits would most likely be associated with 19th to early 20th century refuse discarded during agricultural activities.

*Summary of the Surface Inspection*

The non-systematic pedestrian survey confirmed that the proposed Lakeshore at Loso project site lies to the north of the intersection between Lakeshore and Mud Mill roads. It is bordered to the south and west by existing residential properties, to the north by Oneida Lake and to the east by scrub woodland. An existing residential house constructed in the 1960s is within the southeast project corner and a 100-slip marina lies within the northeast overall project corner. Existing garage and storage buildings border the marina to the south. A gravel access road runs from Lakeshore Road north adjacent and within the eastern overall project border, and additional gravel access roads cross the property. The APE is dominated by a mix of maintained grass and isolated standing woodland. A floodplain is present within the northern portion of the property to the west of the marina and extends south from Oneida Lake; however, this area will not be disturbed by any project construction and is therefore not included in the APE. A small stream also runs through the east-central project portion and is related to the original construction of the marina. The marina and a storage area to the south were excavated in the 1970s and therefore represent areas of previous significant disturbance. Ground surface visibility adjacent this area to the west was also sufficient to identify the presence of $B_tC$ deposits mixed with gravel on the surface. As a result, these areas were also determined to be previously significantly disturbed and were not included in the shovel test evaluation. Given that the phase I investigation was conducted in early to mid-winter, significant portions of the APE were also sporadically within ponded or saturated soils. As a result, shovel test intervals were either adjusted slightly to accommodate drier areas or excavated and documented quickly before they filled with water. Persistently ponded areas were marked in the project field map and shovel tests were completed once the soils had dried out. As a result, only those portions of the APE within the stream or within very poorly drained muck were eliminated from the phase IB investigation on the basis of drainage.

*Summary of the Subsurface Investigations*

A total of 189 standard interval (50 feet/15 meter) shovel tests were excavated across the previously undisturbed portions of the APE (Figure 12). With the exception of the excavated and graded areas within the east-central project portions and the access road to Beach Road within cut and fill soils, all undisturbed portions of the APE were shovel tested. All previously disturbed areas were related to the construction of the marina and private residence in the 1960s and 1970s. Minor alterations to the survey interval were also used to avoid saturated or ponded soils; however, when this was not possible, ponded shovel test locations were noted and completed at a later date. All shovel tests produced soils consistent with the mapped profiles of the region (Hutton and Rice 1977: pp. 39-40, 46-47, 50-51, 53, 74 -76 and 93; Web Soil Survey Map; Figure 3).

A typical profile consisted of a dark brown, silt loam to firm silt loam to fine sandy loam A-horizon. The average depth was 12 cm (5 inches) below the current surface. The shallowest soils were identified near the borders of the previously excavated area as well as within the yard of the existing private residence. The sandier soils were identified within the small hill within the southern project portion. The B-horizon soils consisted of a brown to dark yellowish brown, silt loam to firm silt loam to fine sandy loam. Depth of excavation within the subsoil ranged from 19 to 37 cm (7 to 15 inches) below the current surface. No cultural materials or indications of cultural features were recovered from any of the shovel tests excavated within the APE. As a result, no further archaeological investigations were conducted.

## Conclusions and Recommendations

In response to a request from Keplinger Freeman Associates, LLC, Alliance Archaeological Services has completed a phase IA archaeological background and literature review and phase IB archaeological field reconnaissance of the proposed Lakeshore at Loso project in Cicero, Onondaga County, New York (OPRHP # 17PR08380).

Although the cultural background review indicated that the APE had the potential to contain previously unidentified pre-contact and/or historic archaeological sites, no cultural materials or cultural features were identified during the phase IB field investigation. As a result, the APE does not appear to have been the focus of any pre-contact or historic activities which could have left an archaeological trace. As a result, cultural resource clearance for the proposed Lakeshore at Loso project site is recommended.

This recommendation is made with the understanding that if the APE boundaries should change, additional archaeological investigations may be required. As such, this recommendation is only valid for the APE boundaries as documented in this report (Figure 11). This recommendation of cultural resource clearance is also made with the understanding that if any archaeological materials, human remains or associated mortuary goods are uncovered during construction or earth-moving activities within the APE, work within the area will immediately cease and the OPRHP will be notified.

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1898 Syracuse, New York quadrangle map. Department of the Interior.

1944 Cicero, New York quadrangle map. Department of the Interior.

Appendix A:  Photographs of the Project Area

**LIST OF PHOTOGRAPHS**

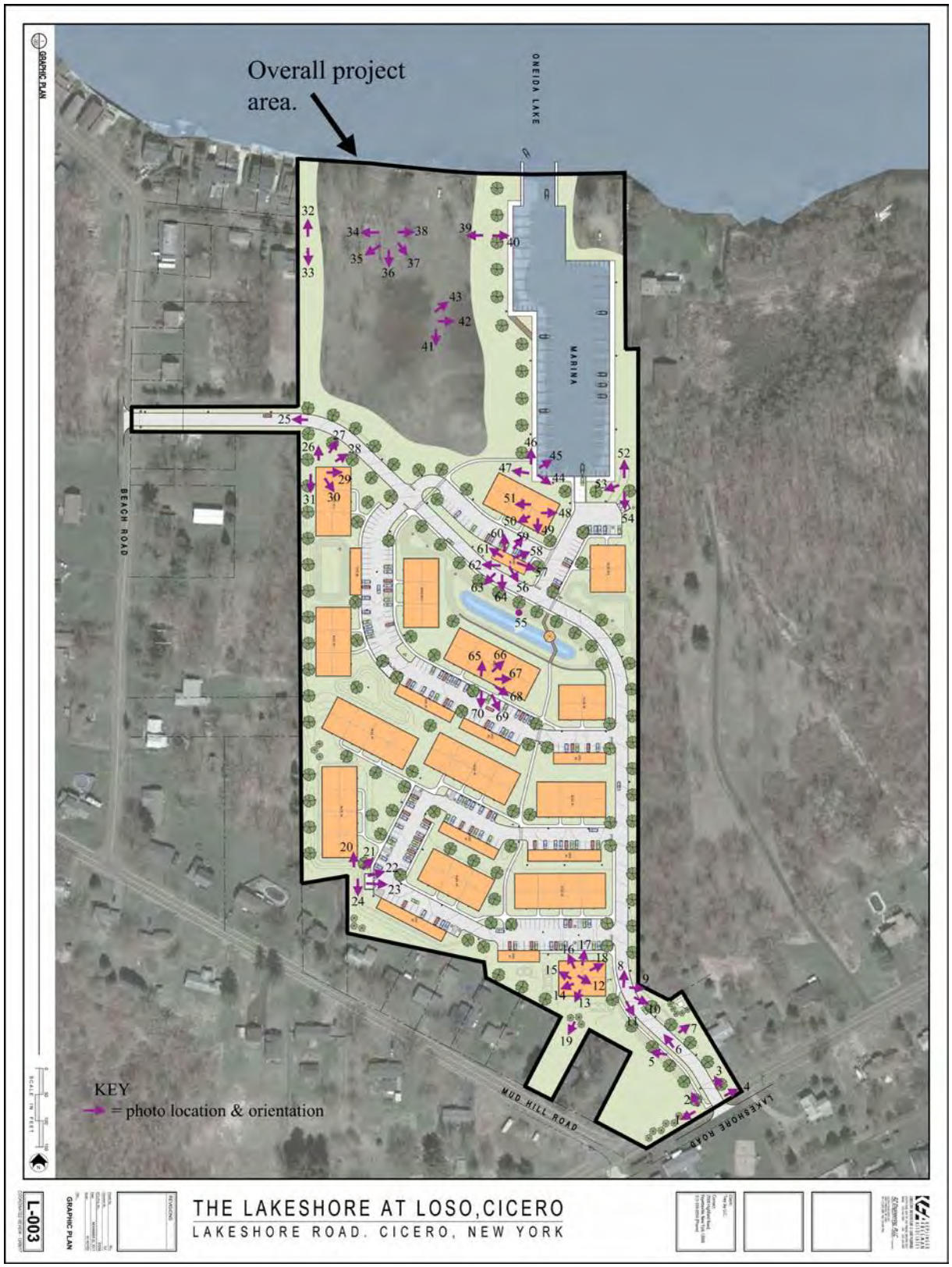



Figure 13. Location and orientation of all project photographs (Adapted from a base map provided by Keplinger and Freeman Associates).

Photograph 1. Looking southwest along Lakeshore Road from the southeast project corner.

Photograph 2. Looking northwest from Lakeshore Road across the southeast project corner.

Photograph 3. Looking northwest at the yard of the private home within the southeast project corner.


Photograph 4. Looking southeast along Lakeshore Road from the southeast project corner.

Photograph 5. Looking west from the access road along the southern project border.

Photograph 6. Looking north along the access road leading from Lakeshore Road.

Photograph 7. Looking east across the rear yard of the private home within the southeast project corner.

Photograph 8. Looking north along the access road along the eastern project border.

Photograph 9. Looking southeast across the rear yard of the private home within the southeast project corner.

Photograph 10. Looking south across the rear yard of the private home within the southeast project corner.

Photograph 11. Looking south across the rear yard of the private home along the access road to Lakeshore Road.

Photograph 12. Looking southeast across the southeast project portion.

Photograph 13. Looking south across the southeast project portion.

Photograph 14. Looking west across the southeast project portion.

Photograph 15. Looking northwest along the gravel road within the southeast project portion.

Photograph 16. Looking northwest across the southern project portion.

Photograph 17. Looking north across the eastern project portion.

Photograph 18. Looking east across the southeast project portion.

Photograph 19. Looking southwest across the access road to Mud Mill Road within the southeast project portion.

Photograph 20. Looking north along the western project border from the southwest project portion.

Photograph 21. Looking northeast across the southern project portion from the southwest project portion.

Photograph 22. Looking east across the southern project portion from the southwest project portion.

Photograph 23. Looking east across the southern project portion from the southwest project portion.

Photograph 24. Looking south along the western project border at the southwest project portion.

Photograph 25. Looking west along the access road to Beach Road within the northwest project portion.

Photograph 26. Looking north along the western project border at the northwest project portion.

Photograph 27. Looking northeast across the northwest project portion from the northwest project portion.

Photograph 28. Looking east across the northwest project portion from the northwest project portion.

Photograph 29. Looking east across the northwest project portion from the northwest project portion.

Photograph 30. Looking southeast across the northwest project portion from the northwest project portion.

Photograph 31. Looking south along the western project border from the northwest project portion.

Photograph 32. Looking north along the western project border from the northwest project portion.

Photograph 33. Looking south along the western project border from the northwest project portion.

Photograph 34. Looking west along the existing sewer line within the northern project portion.

Photograph 35. Looking southwest across the northern project portion from the northern project portion.

Photograph 36. Looking south across the northern project portion from the northern project portion.

Photograph 37. Looking southeast across the northern project portion from the northern project portion.

Photograph 38. Looking east along the existing sewer line within the northern project portion.

Photograph 39. Looking west along the existing sewer line within the northern project portion.

Photograph 40. Looking east along the existing sewer line within the northern project portion.

Photograph 41. Looking south across the northern project portion from the northern project portion.

Photograph 42. Looking east across the northern project portion from the northern project portion.

Photograph 43. Looking northeast across the northern project portion from the northern project portion.

Photograph 44. Looking southeast across the northeast project portion from the northeast project portion.

Photograph 45. Looking northeast across the marina within the northeast project portion.

Photograph 46. Looking north along the access road within the northeast project portion.

Photograph 47. Looking west across the northeast project portion from the northeast project portion.


Photograph 48. Looking east across the graded and excavated area within the east central project portion.


Photograph 49. Looking south along the gravel road within the graded and excavated area within the east central project portion.

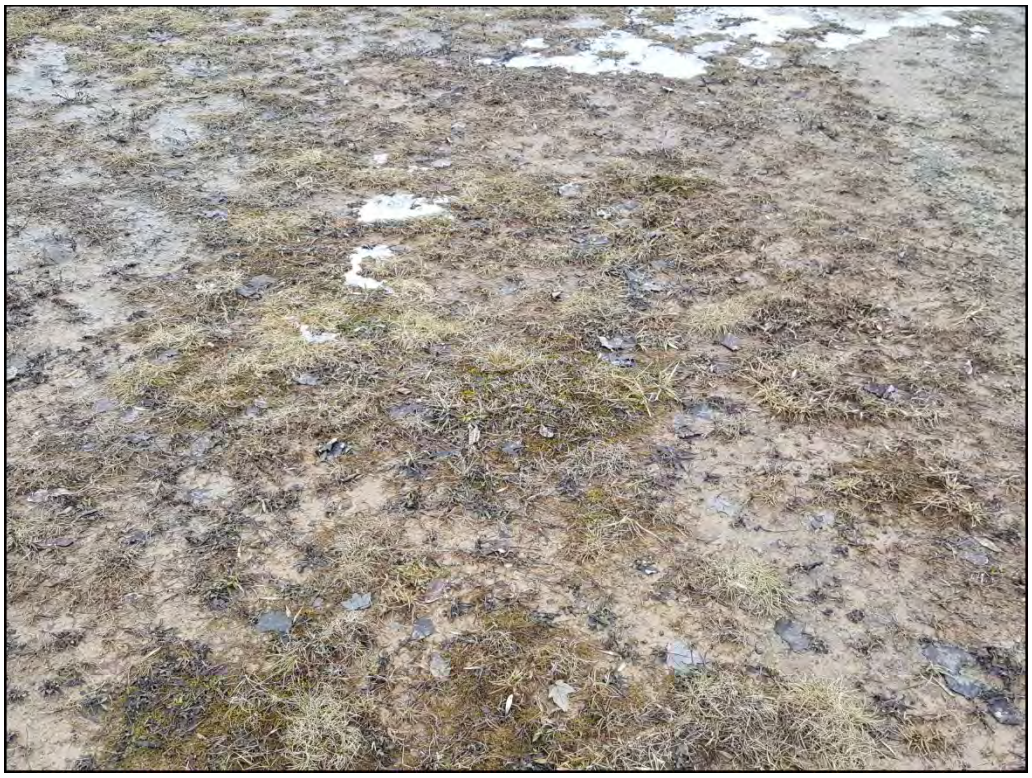
Photograph 50. Looking southwest across the graded and excavated area within the east central project portion.

Photograph 51. Looking west across the graded and excavated area within the east central project portion.

Photograph 52. Looking north along the access road within the northeast project portion.

Photograph 53. Looking west across the graded and excavated area within the east central project portion.


Photograph 54. Looking south along the access road within the northeast project portion.



Photograph 55. Looking at an example of the $B_tC$ soils on the surface within the graded and excavated area within the east central project portion.

Photograph 56. Looking southeast across the graded and excavated area within the east central project portion.

Photograph 57. Looking east across the graded and excavated area within the east central project portion.

Photograph 58. Looking northeast across the graded and excavated area within the east central project portion.

Photograph 59. Looking northeast across the graded and excavated area within the east central project portion.

Photograph 60. Looking north across the graded and excavated area within the east central project portion.

Photograph 61. Looking northwest across the northwest project portion from the east central project portion.

Photograph 62. Looking west across the northwest project portion from the east central project portion.

Photograph 63. Looking southwest across the east central project portion from the east central project portion.

Photograph 64. Looking southwest across the east central project portion from the east central project portion.

Photograph 65. Looking north across the graded and excavated area within the east central project portion.

Photograph 66. Looking northeast across the graded and excavated area within the east central project portion.

Photograph 67. Looking east across the graded and excavated area within the east central project portion.

Photograph 68. Looking southeast across the graded and excavated area within the east central project portion.

Photograph 69. Looking southeast across the graded and excavated area within the east central project portion.

Photograph 70. Looking south across the graded and excavated area within the east central project portion.

Appendix B:  Shovel Test Pit Summary and Soil Profile Analysis

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| 1 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 12-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 2 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 13-20 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 3 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 13-19 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 4 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 14-21 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 5 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 12-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 6 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 11-22 | DkBrn (10 YR 4/4) | FSaLo | --- | | |
| 7 | 0-15 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 15-27 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 8 | 0-10 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 10-20 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 9 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 11-25 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 10 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 12-24 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 11 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 12-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 12 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 10-21 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 13 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 13-27 | Brn (10 YR 4/3) | SiLo | --- | | |
| 14 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 11-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 15 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 12-29 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 16 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 10-24 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 17 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| | 13-22 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 18 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 13-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 19 | 0-15 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 14-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 20 | 0-15 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 12/24/2017 |
| | 15-28 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 21 | 0-10 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 12/24/2017 |
| | 10-26 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 22 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 12-23 | Brn (10 YR 4/3) | FmSiLo | --- | | |
| 23 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 11-20 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 24 | 0-11 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 12/24/2017 |
| | 11-27 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 25 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 10-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 26 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 12-24 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 27 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 14-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 28 | 0-15 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 15-31 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 29 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 11-20 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 30 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 12/24/2017 |
| | 13-30 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 31 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 12/24/2017 |
| | 12-22 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 32 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 13-31 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 33 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 14-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| 34 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 12/24/2017 |
| | 12-28 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 35 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 12/24/2017 |
| | 14-31 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 36 | 0-13 | DkYBrn (10 YR 3/4) | FSaLo | --- | NAW/RAK | 12/24/2017 |
| | 13-26 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 37 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/20/2018 |
| | 13-21 | Brn (10 YR 4/3) | FSaLo | --- | | |
| 38 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/20/2018 |
| | 13-24 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 39 | 0-13 | DkYBrn (10 YR 3/4) | FSaLo | --- | RAK | 01/20/2018 |
| | 13-27 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 40 | 0-14 | DkYBrn (10 YR 3/4) | FSaLo | --- | NAW | 01/20/2018 |
| | 14-33 | Brn (10 YR 4/3) | FSaLo | --- | | |
| 41 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/20/2018 |
| | 12-29 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 42 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/20/2018 |
| | 14-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 43 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/20/2018 |
| | 12-22 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 44 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/20/2018 |
| | 13-24 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 45 | 0-15 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 15-37 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 46 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 13-29 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 47 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 12-33 | Brn (10 YR 4/3) | SiLo | --- | | |
| 48 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 12-24 | Brn (10 YR 4/3) | FmSiLo | --- | | |
| 49 | 0-15 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 15-26 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 50 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| | 10-23 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 51 | 0-15 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 15-31 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 52 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 11-30 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 53 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 14-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 54 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 10-20 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 55 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 10-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 56 | 0-11 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 01/20/2018 |
| | 11-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 57 | 0-12 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 01/20/2018 |
| | 12-24 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 58 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 13-31 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 59 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 13-28 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 60 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 12-27 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 61 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 10-29 | Brn (10 YR 4/3) | SiLo | --- | | |
| 62 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 13-20 | DkYBrn (10 YR 4/6) | SiLo | --- | | |
| 63 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 11-33 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 64 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 14-25 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 65 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 10-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 66 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/20/2018 |
| | 14-33 | Brn (10 YR 4/3) | SiLo | --- | | |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| 67 | 0-15 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/20/2018 |
| | 15-31 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 68 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/20/2018 |
| | 13-34 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 69 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/20/2018 |
| | 14-25 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 70 | 0-15 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/20/2018 |
| | 15-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 71 | 0-10 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/20/2018 |
| | 10-29 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 72 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/20/2018 |
| | 13-24 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 73 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/20/2018 |
| | 13-32 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 74 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW/RAK | 01/20/2018 |
| | 12-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 75 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/21/2018 |
| | 12-31 | Brn (10 YR 4/3) | FSaLo | --- | | |
| 76 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/21/2018 |
| | 13-34 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 77 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/21/2018 |
| | 14-23 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 78 | 0-16 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/21/2018 |
| | 16-31 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 79 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/21/2018 |
| | 14-25 | Brn (10 YR 4/3) | FSaLo | --- | | |
| 80 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/21/2018 |
| | 11-29 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 81 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/21/2018 |
| | 13-31 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 82 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 13-23 | Brn (10 YR 4/3) | FmSiLo | --- | | |
| 83 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/21/2018 |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| | 12-30 | Brn (10 YR 4/3) | SiLo | --- | | |
| 84 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 14-25 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 85 | 0-10 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 01/21/2018 |
| | 10-30 | Brn (10 YR 4/3) | FmSiLo | --- | | |
| 86 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 13-23 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 87 | 0-10 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 01/21/2018 |
| | 10-28 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 88 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 13-20 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 89 | 0-9 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 01/21/2018 |
| | 9-26 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 90 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 10-27 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 91 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/21/2018 |
| | 12-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 92 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 10-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 93 | 0-13 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 01/21/2018 |
| | 13-32 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 94 | 0-9 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 01/21/2018 |
| | 9-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 95 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/21/2018 |
| | 11-21 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 96 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 14-33 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 97 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/21/2018 |
| | 12-21 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 98 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 11-24 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 99 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/21/2018 |
| | 12-30 | DkYBrn (10 YR 4/4) | SiLo | --- | | |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| 100 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/21/2018 |
| | 13-31 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 101 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/21/2018 |
| | 13-26 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 102 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/21/2018 |
| | 11-28 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 103 | 0-15 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/21/2018 |
| | 15-34 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 104 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/21/2018 |
| | 13-33 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 105 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK/NAW | 01/21/2018 |
| | 12-24 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 106 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/22/108 |
| | 14-31 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 107 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/22/108 |
| | 11-22 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 108 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/22/108 |
| | 12-24 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 109 | 0-10 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/22/108 |
| | 10-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 110 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/22/108 |
| | 14-31 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 111 | 0-16 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/22/108 |
| | 16-33 | DkYBrn (10 YR 4/6) | FSaLo | --- | | |
| 112 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/22/108 |
| | 9-21 | DkYBrn (10 YR 4/6) | SiLo | --- | | |
| 113 | 0-7 | DkYBrn (10 YR 3/4) | SiLo | --- | NAW | 01/22/108 |
| | 7-22 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 114 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/22/108 |
| | 10-24 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 115 | 0-10 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 01/22/108 |
| | 10-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 116 | 0-11 | DkBrn (10 YR 3/3) | FmSiLo | --- | RAK | 01/22/108 |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| | 11-22 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 117 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | NAW/RAK | 01/22/108 |
| | 13-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 118 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/27/2018 |
| | 10-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 119 | 0-10 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 01/27/2018 |
| | 10-23 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 120 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/27/2018 |
| | 11-28 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 121 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/27/2018 |
| | 12-22 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 122 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/27/2018 |
| | 10-20 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 123 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/27/2018 |
| | 14-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 124 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/27/2018 |
| | 11-22 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 125 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/27/2018 |
| | 12-30 | DkYBrn (10 YR 4/6) | FSaLo | --- | | |
| 126 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/27/2018 |
| | 11-19 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 127 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/27/2018 |
| | 11-30 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 128 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/27/2018 |
| | 11-29 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 129 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 12-32 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 130 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/28/2018 |
| | 12-32 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 131 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 14-31 | DkYBrn (10 YR 4/6) | FSaLo | --- | | |
| 132 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/28/2018 |
| | 13-23 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| 133 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 13-33 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 134 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 10-22 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 135 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 13-33 | DkYBrn (10 YR 4/6) | SiLo | --- | | |
| 136 | 0-12 | DkYBrn (10 YR 3/4) | SiLo | --- | NAW | 01/28/2018 |
| | 12-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 137 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 13-23 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 138 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 11-29 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 139 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 9-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 140 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 11-31 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 141 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 14-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 142 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 12-31 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 143 | 0-13 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 13-33 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 144 | 0-14 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 14-30 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 145 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 11-34 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 146 | 0-14 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 01/28/2018 |
| | 14-30 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 147 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 9-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 148 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 11-28 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 149 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| | 9-31 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 150 | 0-11 | DkBrn (10 YR 3/3) | FmSiLo | --- | NAW | 01/28/2018 |
| | 11-26 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 151 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 11-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 152 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 7-21 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 153 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 9-27 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 154 | 0-10 | DKBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/28/2018 |
| | 10-31 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 155 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 12-23 | DkYBrn (10 YR 4/6) | FSaLo | --- | | |
| 156 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/28/2018 |
| | 13-34 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 157 | 0-11 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 11-28 | DkYBrn (10 YR 4/6) | FSaLo | --- | | |
| 158 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/28/2018 |
| | 12-29 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 159 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 13-34 | DkYBrn (10 YR 4/6) | FSaLo | --- | | |
| 160 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/28/2018 |
| | 12-20 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 161 | 0-12 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/28/2018 |
| | 12-29 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 162 | 0-12 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 12-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 163 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 10-32 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 164 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 10-29 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 165 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 9-21 | DkYBrn (10 YR 4/4) | SiLo | --- | | |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| 166 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/28/2018 |
| | 11-22 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 167 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/28/2018 |
| | 9-21 | DkYBrn (10 YR 4/6) | SiLo | --- | | |
| 168 | 0-11 | DkBrn (10 YR 3/3) | SiLo | --- | NAW/RAK | 01/28/2018 |
| | 11-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 169 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/29/2018 |
| | 14-33 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 170 | 0-13 | DkBrn (10 YR 3/3) | FSaLo | --- | NAW | 01/29/2018 |
| | 13-34 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 171 | 0-14 | DkBrn (10 YR 3/3) | FSaLo | --- | RAK | 01/29/2018 |
| | 14-35 | DkYBrn (10 YR 4/4) | FSaLo | --- | | |
| 172 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 7-26 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 173 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 9-23 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 174 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 10-26 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 175 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 7-28 | DkYBrn (10 YR 4/6) | SiLo | --- | | |
| 176 | 0-8 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 8-29 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 177 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 9-21 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 178 | 0-6 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 6-22 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 179 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 7-22 | DkYBrn (10 YR 4/6) | FmSilo | --- | | |
| 180 | 0-8 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 8-23 | DkYBrn (10 YR 4/4) | SiLo | --- | | |
| 181 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 9-27 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 182 | 0-10 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |

| STP # | Depth (cm) | Soil Color | Soil Texture | Artifact Summary | Excavator(s) | Date |
|---|---|---|---|---|---|---|
| | 10-21 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 183 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 7-20 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 184 | 0-8 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 8-24 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 185 | 0-6 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 6-22 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 186 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 7-29 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 187 | 0-9 | DkBrn (10 YR 3/3) | SiLo | --- | RAK | 01/29/2018 |
| | 9-30 | DkYBrn (10 YR 4/6) | FmSiLo | --- | | |
| 188 | 0-5 | DkBrn (10 YR 3/3) | SiLo | --- | NAW | 01/29/2018 |
| | 5-25 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| 189 | 0-7 | DkBrn (10 YR 3/3) | SiLo | --- | RAK/NAW | 01/29/2018 |
| | 7-22 | DkYBrn (10 YR 4/4) | FmSiLo | --- | | |
| | KEY | | | | | |
| | | Brn-Brown | Dk-Dark | F-Fine | Fm-Firm | |
| | | Lo-Loam | Sa-Sandy | Si-Silt | Y-Yellowish | |

10-13-2017

*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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Sponsor Information.

| | | |
|---|---|---|
| Name of Action or Project:<br>Cicero Lakeshore Apartments | | |
| Project Location (describe, and attach a general location map):<br>6475 Lakeshore Drive located on the North side of Lakeshore Road and Mud Mill Road with frontage on Oneida Lake. | | |
| Brief Description of Proposed Action (include purpose or need):<br>The Cicero Apartments project will include up to 248 apartment units in multiple buildings with approximately 377 parking spaces including 44 covered spaces. Project includes making improvements to the existing 100 slip marina. A playground, walking paths, and landscaping will provide recreational opportunities for residents. Infrastructure improvements will include a NYSDEC compliant storm water detention system as well as municipal sanitary sewer, water, gas, and power connections. | | |
| Name of Applicant/Sponsor:<br>Keplinger Freeman Associates/Scott Freeman | Telephone: 315-445-7980<br>E-Mail: sf@keplingerfreeman.com | |
| Address: 6320 Fly Rd. Suite 109 | | |
| City/PO: East Syracuse | State: NY | Zip Code: 13057 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Trey Jay LLC | Telephone: 315 559 0556<br>E-Mail: brandonjacobsongrg@gmail.com | |
| Address:<br>7009 Highfield Rd. | | |
| City/PO:<br>Fayetteville | State:<br>NY | Zip Code:<br>13066 |
| Property Owner (if not same as sponsor):<br>Donald F. Strodel | Telephone: 315 436 6561<br>E-Mail: dstrodel@yahoo.com | |
| Address:<br>6477 Lakeshore Rd. | | |
| City/PO: Cicero | State: NY | Zip Code: 13039 |

**B. Government Approvals**

| **B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) | | |
|---|---|---|
| **Government Entity** | **If Yes: Identify Agency and Approval(s) Required** | **Application Date (Actual or projected)** |
| a. City Council, Town Board, or Village Board of Trustees ☐Yes☐No | | |
| b. City, Town or Village Planning Board or Commission ☑Yes☐No | Town of Cicero Planning Board | 10/16/17 |
| c. City Council, Town or Village Zoning Board of Appeals ☐Yes☐No | | |
| d. Other local agencies ☐Yes☐No | | |
| e. County agencies ☑Yes☐No | Onondaga County DOT and Planning | 12/1/17 |
| f. Regional agencies ☐Yes☐No | | |
| g. State agencies ☑Yes☐No | NYSDEC - Stormwater Permit | 1/3/18 |
| h. Federal agencies ☐Yes☐No | | |

i. Coastal Resources.
*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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

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

**C.2. Adopted land use plans.**

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

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

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

If Yes, identify the plan(s):

Oneida Lake Watershed Management Plan

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

If Yes, identify the plan(s):

**C.3. Zoning**

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

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

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

**C.4. Existing community services.**

a. In what school district is the project site located? North Syracuse

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

c. Which fire protection and emergency medical services serve the project site?
Cicero Fire Station #2, Brewerton Fire Station #1, South Bay Fire Dept.

d. What parks serve the project site?
Oneida Shores County Park

**D. Project Details**

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

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

b. a. Total acreage of the site of the proposed action? 24.04 acres
b. Total acreage to be physically disturbed? 13.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 24.04 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☐ No
*iii.* Number of lots proposed?
*iv.* Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: 24 months
*ii.* If Yes:
- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Full build out will be completed relative to market demand and may result in a longer construction period to complete.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | |
| At completion of all phases | | | | 248 Units |

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

*i.* Total number of structures _____

*ii.* Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

*iii.* Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

*i.* Purpose of the impoundment: Stormwater BMP (Best Management Practices to mitigate stormwater runoff)

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater Runoff from proposed development.

*iii.* If other than water, identify the type of impounded/contained liquids and their source.

*iv.* Approximate size of the proposed impoundment. Volume: tbd million gallons; surface area: 1/4-1/2 acres

*v.* Dimensions of the proposed dam or impounding structure: tbd. height; tbd. length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill, drainage fill and subsurface piping and or chambers.

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

*i.* What is the purpose of the excavation or dredging? _____

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

*v.* What is the total area to be dredged or excavated? _____ acres

*vi.* What is the maximum area to be worked at any one time? _____ acres

*vii.* What would be the maximum depth of excavation or dredging? _____ feet

*viii.* Will the excavation require blasting? ☐ Yes ☐ No

*ix.* Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

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

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

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

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

*i.* Total anticipated water usage/demand per day: 72,200 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: OCWA Cicero Oneida Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project:
  Design team to work with OCWA to determine.
- Source(s) of supply for the district: Owasco and Oneida Lake

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

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

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

*vi.* If water supply will be from wells (public or private), 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: 79,200 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater (79,200 gallons per day)

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

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

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

not applicable.

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

none.

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

If Yes:

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

_____ Square feet or 5.42 acres (impervious surface)

_____ Square feet or 24.04 acres (parcel size)

*ii.* Describe types of new point sources. Point sources will be treated to comply with NYSDEC regulatory requirements.

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater Best Management Practices (BMP)

- If to surface waters, identify receiving water bodies or wetlands: _____

Oneida Lake

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☑Morning ☑Evening ☐Weekend ☐Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of semi-trailer truck trips/day: _____

*iii.* Parking spaces: Existing 0 Proposed +/-377 Net increase/decrease +377

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

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

Existing gravel entry road at intersection of Lakeshore Drive and Mud Mill Road to be relocated. Proposed Access Road will be constructed along Lakeshore Drive 150'-0" from existing intersection.

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

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

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

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

If Yes:

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

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

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

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

*i.* During Construction:

- Monday - Friday: 7 am through 7 pm
- Saturday: -
- Sunday: -
- Holidays: -

*ii.* During Operations:

- Monday - Friday: Residential
- Saturday: Residential
- Sunday: Residential
- Holidays: Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

*i.* Provide details including sources, time of day and duration:

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

Describe:

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking Lot, Driveway, and Sidewalk Lighting proposed will be Dark Sky and Town of Cicero Compliant.

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

Describe:

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

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

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

If Yes:

*i.* Product(s) to be stored

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

*iii.* Generally describe proposed storage facilities:

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

If Yes:

*i.* Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

If Yes:

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

*ii.* Anticipated rate of disposal/processing:

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

*iii.* If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

*ii.* If mix of uses, generally describe:

A retail store with frontage on Lakeshore will be incorporated into the 528 unit apartment complex.

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | .67 | 8.26 | +7.59 |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 2 | 2 | 0 |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: Lawn/Open Space | 21.37 | 13.78 | -7.59 |

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

*i.* If Yes: explain: Fishing and Marina

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

If Yes,

*i.* Identify Facilities:

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

*iii.* Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures: _____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? tbd/ >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:

| | |
|---|---|
| ChB Collamer Silt Loam | 36.6 % |
| MgC Madrid Gravelly Loam | 12.4 % |
| CfL Cut and Fill | 11.7 % |

d. What is the average depth to the water table on the project site? Average: 8' feet

e. Drainage status of project site soils:
☑ Well Drained: 88 % of site
☑ Moderately Well Drained: 12 % of site
☐ Poorly Drained: % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 88 % of site
☑ 10-15%: 12 % of site
☐ 15% or greater: % of site

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

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters (TBD, see attached maps) Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

*i.* Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Deer, Insects
Rodents
Birds

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
*i.* Describe the habitat/community (composition, function, and basis for designation):
*ii.* Source(s) of description or evaluation:
*iii.* Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Indiana Bat,

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use:
Recreational Fishing, No 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 agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
*i.* If Yes: acreage(s) on project site?
*ii.* Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
*i.* CEA name:
*ii.* Basis for designation:
*iii.* Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

*ii.* Name: _____

*iii.* Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s): _____

*ii.* Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: Cicero Swamp, Oneida Shores

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County Parks and Wildlife Management Areas

*iii.* Distance between project and resource: 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

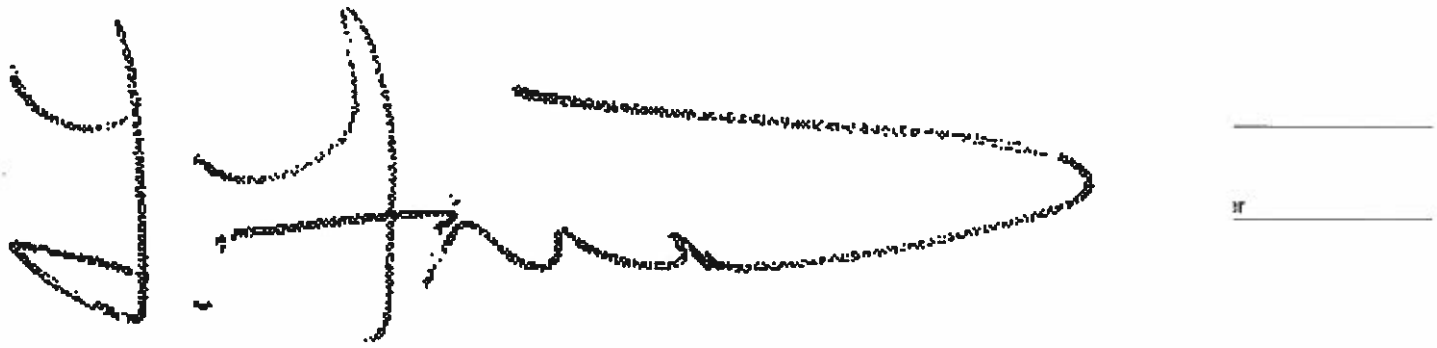
*i.* Identify the name of the river and its designation: _____

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

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

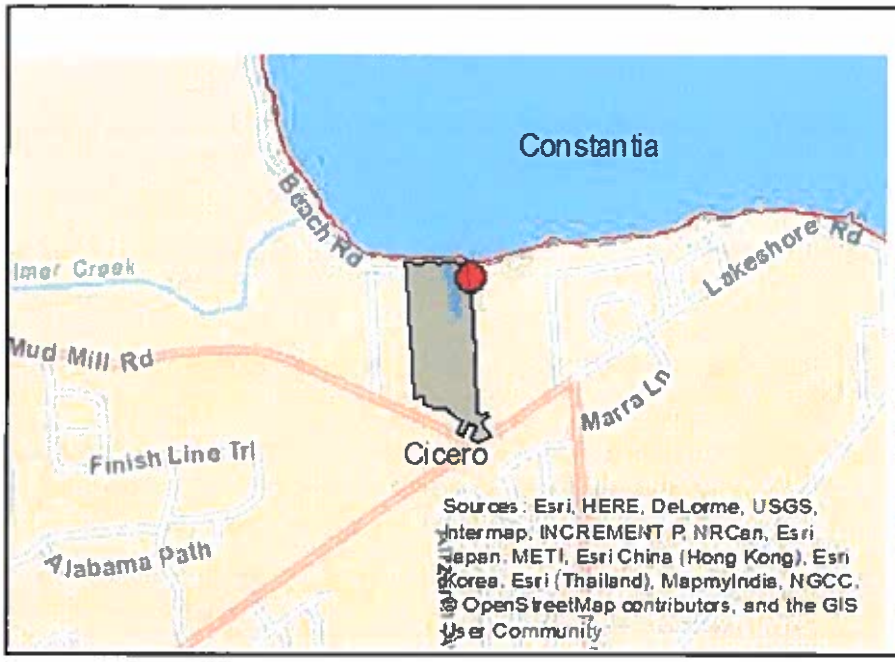
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.



PRINT FORM

# EAF Mapper Summary Report

Tuesday, September 26, 2017 11:57 AM




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


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

| | |
|---|---|
| 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 Register of Historic Places] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |

**SITE PLAN**
**MARK MEYER (CICERO RV SUPERSTORE)**
**8575 BREWERTON ROAD**
**PROPOSED RV DEALERSHIP**
**PLUMLEY ENGINEERING**

This agenda item was tabled at the request of the Applicant

**SITE PLAN**
**STEPHEN STASKO**
**9620 BREWERTON ROAD**
**PROPOSED COMMERCIAL OFFICE BUILDING**
**MASTROIANNI ENGINEERING, PLLC**

This agenda item was tabled. Applicant was not ready.

**SITE PLAN**
**TREY JAY, LLC (CICERO APARTMENTS & MARINA)**
**6475 LAKESHORE ROAD**
**PROPOSED APARTMENT COMPLEX**
**KEPLINGER FREEMAN ASSOCIATES**

Brandon Jacobson, Applicant
Don Meyers, representative

Mr. Jacobson: We have not changed the density. Maintained the same site plan.

Mr. Parrish: We provided a review letter.

Chairman Smith: SWPP is all set. County has also reviewed it.

Mr Snyder: I have listened to a number of people. Writing petitions. People speaking. Definitely know that the community does not have a problem with apartment complex. The community does have problem with density. Developer has never waivered from their plan. Very little green space. I cannot go along with the plans that we currently have. I looked at the plan by taking four buildings out of the complex getting it down to 169 units, it opens up more green space, cuts down on parking problem. Paving surfaces, give views to more residents. I am discouraged that you have never waivered from the number of units proposed. I am listening to the people. Ain't gonna happen for me.

Chairman Smith asked Mr. Germain to proposed a motion for the purposes of a SEQRA determination and to include an authorization for Mr. Germain to prepare a more detailed SEQRA determination to more fully reflect the proceeding had herein.

Mr. Germain: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein. Additionally the Planning Board Attorney is authorized to produce a more comprehensive findings to more particularly delineate the proceedings had herein and the Chairman shall be authorized to sign said findings. Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

*In favor 5 Opposed 0 Abstained 0 Motion approved unanimously*

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan application. chm smith propose resolution to approve the site plan

Mr. Germain: You are going to move for the adoption of a resolution approving the application known Trey Jay LLC (Cicero Apartments & Marina), 6475 Lakeshore Road, Proposed apartment complex, Proposed building and parking area, This approval is strictly conditioned on the following:

1. The use and improvements shall be conducted in strict conformance with the plans submitted, including but not limited to the following:

   Site Plan Drawings for The Lakeshore at LoSo, Cicero, 2018, as revised February 20, 2018 and including:

   Construction Document Set Drawings:

   L-001 Title Sheet, revised May 7, 2018;

   L-100 Site Preparation Plan, revised April 20, 2018;

   L-101 Stormwater Pollution & Prevention Plan Phase I, revised April 20, 2018;

   L-102 Stormwater Pollution & Prevention Plan Phase II, revised April 20, 2018;

   L-200 Grading & Drainage Plan, revised April 20, 2018;

   L-201 Grading & Drainage Plan, revised April 20, 2018 (Entrance Marina);

L-300 Utilities Plan, revised April 20, 2018;

L-301 Utilities Plan (Entrance/Marina) , revised April 20, 2018;

L-400 Layout Plan, revised April 20, 2018;

L-401 Layout Plan (Entrance/Marina) , revised April 20, 2018;

L-500 Details, revised April 20, 2018;

L-501 Sanitary & Water Details, revised April 20, 2018;

L-502 Gate Details, revised April 20, 2018;

L-503 Specifications, revised April 20, 2018;

L-504 Specifications, revised April 20, 2018;

L-505 Specifications, revised April 20, 2018;

L-600 Photometric Plans, revised April 20, 2018;

L-601 Photometric Plans, revised April 20, 2018;

L-700 Planting Plan, revised April 20, 2018;

L-701 Planting Plan (Entrance/Marina) , revised April 20, 2018;

Supplemental Document Set/ Drawings:

L-002 Graphic Neighborhood Plan, revised March 28, 2018;

L-003 Graphic Plan, revised March 28, 2018;

L-800 Vehicle Access Plan, revised April 20, 2018;

L-900 Architectural Plans, revised March 28, 2018;

L-950 Pedestrian Easement Plan, revised May 7, 2018;

Stormwater Pollution & Prevention Plan Report, revised February 16, 2018;

Full Environmental Assessment Form, revised March 6, 2018;

Engineer Response Letter, dated March 28, 2018

Traffic Impact Study, dated March 28, 2018

NYSDEC Endangered Species Verification Letter, dated March 28, 2018;

SHPO Verification Letter, dated March 28, 2018;

Phase 1 Archeological Report, dated February 20, 2018;

2. All lighting proposed for the project shall be reviewed and approved by the Codes Enforcement Officer following construction for the purpose of eliminating spillage onto neighboring properties and in order to minimize glare to abutting

residences and roadways, it being understood that the Applicant will utilize recessed lighting devices and shielding for lighting and be in conformity with established norms of the Town of Cicero;

3. Prior to the issuance of any land disturbance permits or building permits, Applicant shall enter into a Stormwater Maintenance Agreement with the Town as approved by the Town's Attorney. Said Agreement shall be recorded in the Onondaga County Clerk's Office and any required bonds posted therefore;

4. Prior to undertaking any site disturbance, the Applicant shall meet with the representative of the Town Code Office and/or Engineer to discuss appropriate construction preparation;

5. Applicant shall present to the Town a final driveway cut permit from the Onondaga County Department of Transportation;

6. Installation of stormwater improvements shall be inspected by the Town and be compliant with the submitted plans and materials;

7. Applicant and Property Owner shall at all times be compliant with all Town Laws, Ordinances and Codes associated with the property;

8. The premises shall be free and clear of trash and litter at all times;

9. In the event the Applicant wishes to redevelop the existing marina or any aspect of the property not included in this approval, they shall return to the Planning Board for appropriate approvals at such time; and it is further

10. The applicant's site plan indicates a projected increase in the average water flow of 49,060 gallons per day. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of $4 per gallon or in this case $196,240 to be paid to the Town. Said payment shall be due in phases in accordance with a schedule to be determined by the Codes Enforcement Officer.

11. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

12. The Applicant will compete a simple subdivision to combine the 2 lots that comprise the site into a single lot.

13. Hours of construction will be limited to 7am through 5 pm Monday through Friday and Saturdays 7am through noon.

Chairman Smith: I would also ask that we obtain the supervisors telephone numbers for 24 hour emergency contact during the construction process.

Chairman Smith: The water usage should be paid in phases.

Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

Chairman Smith: This has been a long process. I don't think that in fifteen years I have seen a more studied project. We did a coordinated review. DEC was involved. Army Corp of Engineers were involved. County has twice reviewed the project. We have had 4 traffic studies, including one on the parking. The Board is concerned with quality of life issues. This is probably the least intense use that you are going to find in a commercial zone. If we were to deny this, the property is zoned such that it would allow a much more intense use such as a RV Park with a restaurant and bar. The property owner has indicated a willingness to sell this property and the end user could very well decide on a more intense use than the one proposed. As I have said a number of agencies have been consulted in conjunction with this project including the NYS , Onondaga County DOT, and the DEC and we have are appreciative of their input. Is this use isn't used, if the property owner still wants to sell this, they are going to sell it to someone else. They want to dispose of their property. They also have property rights. We cannot continue or extinguish their property rights. Of all the uses in commercial, and this has been troubling for other members of this board, this is the least intense. This is an allowable use. I find an RV park to be a more intense use and the proposed use to be compatible with the surrounding community. These are not the first developers. The property owner is going to sell this property to someone. 248 apartments. To me, this is the best we are going to get on a commercial piece of property. It is zoned commercial. That is why I am making a motion for it.

Mr. Ruscitto: This is one of the toughest decisions I have had to make. I live on Muskrat Bay Road. My biggest concern is the density. They have met all the legal criteria. My personal opinion does not always agree with … my opinion is not legal opinion. I think there are worse things that could come in here. Things not as appealing.

Mr. Abbey: I have to agree with Mr. Ruscitto. There are advantages and disadvantages. We know there is going to be more traffic, more density. Also going to be some benefits. Bringing money into our town. Increasing the tax base. It is the best choice we have under the circumstances. Nobody wants something developed in their back yard, doesn't matter if it is a house or apartment. Roads will be busier. No question about that.

Mr Snyder: I reread the documentation from the County and I know the County Planning Board can sometimes be unreasonable but I just need to requote some things. Per county DOT no additional access on Lakeshore Road shall be permitted. They see that as a problem. Board strongly encourages minimizing of additional pavement and incorporate green infrastructure. Encouraged to decrease …greater buffering. Reduce encroachment in flood plains. Consider cumulate development impacts that are associated with large scale projects. Final. I don't think any of us on the Board would want something of this size in their neighborhood. I do not.

Mr. Card: I think the people that signed the petition, people that spoke, brought points to this Planning Board. We do not make the town code, we have to follow it. Most of the issues was the density. That lies with the town code, not the planning board. Quality of life issues in this town – deal with town board with the town code. It is permissible. The town board changed the zoning to commercial. The town board changed this. We are just following the town code. This is a permissible use. This is what we allow in this town and by that, we have to abide by the town code which allows this type of development.

Chairman Smith called a vote:

| | |
|---|---|
| Chairman Smith: | Yes |
| Mr. Ruscitto: | Yes |
| Mr. Abbey: | Yes |
| Mr Card: | Yes |
| Mr Snyder: | No |

Vote is recorded. Motion passes 4:1

**SITE PLAN**
**VICINOS BRICK & BREW**
**7789 BREWERTON ROAD**
**PROPOSED BRICK OVEN RESTAURANT**
**DANIEL CARRINO**

Daniel Carrino, Applicant

Chairman Smith: Couple changes on the plans. Had a conversation with both Jeff and Betsy Parmelee at NYS DOT. They are going to set up some stuff on how they would like the striping done. Applicant required to remove the curbs. DOT has found that acceptable. They understand. Just as an insight, the sidewalks are going in very quickly down in that area which is a good thing. I am not certain exactly what the DOT wants.

Mr. Carrino: We changed the curbing. Not doing anything different. Keeping the level at 393 in the padded area in the dumpsters. Other than that, we are not changing anything else from the first meeting.

Chairman Smith: If we are able to get an access easement, you would remove your parking spaces so we could have access to Business Drive.

Mr. Carrino: Yes. 3 spots on one side and 2 on the other.

Chairman Smith: Water usage is 1600 gallons per day.

Mr. Carrino: Yes, 1600 gallons per day.